



**GREATER
DANDENONG**
City of Opportunity

AGENDA

ORDINARY COUNCIL MEETING

MONDAY, 26 AUGUST 2019
Commencing at 7:00 PM

COUNCIL CHAMBERS
225 Lonsdale Street, Dandenong VIC 3175

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1 MEETING OPENING

1.1 ATTENDANCE

Apologies

Cr Angela Long (LOA)

1.2 OFFERING OF PRAYER

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Mrs Ursula Aruma from the Sri Sathya Sai Organisation, a member of the Greater Dandenong Interfaith Network.

1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 12 August 2019.

Recommendation

That the minutes of the Ordinary Meeting of Council held 12 August 2019 be confirmed.

1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 6 August to 19 August 2019:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
8/08/19	Positive Ageing Advisory Committee	Loi Truong	Apologies - Nil	- Positive Ageing Advisory Committee Meeting.
12/08/19	Pre-Council Meeting	Youhorn Chea, Tim Dark, Matthew Kirwan, Zaynoun Melhem, Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong	Apologies – Roz Blades AM, Angela Long, Jim Memeti	- Update on recycling in Victoria post the closure of SKM Recycling. - The Victorian Government's Better Approvals Program and its implementation at Greater Dandenong. - New resource material available for planning consultations. - Possible transfer of land in Dandenong from Melbourne Water. - Victorian and Australian event awards that Council's SnowFest is nominated for. - Upcoming Harmony Square events. - Agenda items for the Council Meeting of 12 August 2019.
19/08/19	Disability Advisory Committee	Maria Sampey	Apologies - Nil	- Disability Advisory Committee Meeting.

1.4 ASSEMBLIES OF COUNCIL (Cont.)

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
19/08/19	Councillor Briefing Session	Youhorn Chea, Tim Dark (part), Matthew Kirwan, Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong	Apologies – Roz Blades AM, Angela Long, Zaynoun Melhem, Jim Memeti	- Preliminary Electoral Representation Review report from the Victorian Electoral Commission. - Proposed Lyndale Pavilion lease and future plans. - Proposed Aquatic strategy for Greater Dandenong based on survey responses into the future feasibility for Dandenong Oasis. - 2018-2019 financial and capital works year end summary. - Current performance of a Council contractors under dispute. - Operational items for follow-up including Lions Club Summer Festival and drainage issues (Silverleaf Ward) allegedly caused by tree roots. - MAV State Council Meeting. - Agenda items for the Council Meeting of 26 August 2019. - CEO/Councillors only session (CONFIDENTIAL).

Recommendation

That the assemblies of Council listed above be noted.

1.5 DISCLOSURES OF INTEREST

Any interest that a Councillor or staff member has deemed to be significant and has disclosed as either a direct or an indirect interest is now considered to be a conflict of interest. Conflict of Interest legislation is detailed in sections 77A, 77B, 78, 78A-E & 79 of the Local Government Act 1989. This legislation can be obtained by contacting the Greater Dandenong Governance Unit on 8571 5216 or by accessing the Victorian Legislation and Parliamentary Documents website at www.legislation.vic.gov.au.

If a Councillor discloses any interest in an item discussed at any Council Meeting (whether they attend or not) they must:

- complete a disclosure of interest form prior to the meeting.
- advise the chairperson of the interest immediately before the particular item is considered (if attending the meeting).
- leave the chamber while the item is being discussed and during any vote taken (if attending the meeting).

The Councillor will be advised to return to the chamber or meeting room immediately after the item has been considered and the vote is complete.

2 OFFICERS' REPORTS

2.1 DOCUMENTS FOR TABLING

2.1.1 Documents for Tabling

File Id: qA228025

Responsible Officer: Director Corporate Services

Report Summary

Council receives various documents such as annual reports and minutes of committee meetings that deal with a variety of issues that are relevant to the City.

These reports are tabled at Council Meetings and therefore brought to the attention of Council.

Recommendation Summary

This report recommends that the listed items be received.

2.1.1 Documents for Tabling (Cont.)

List of Reports

Author	Title
Australian Paper	2018 Sustainability Report
Initiatives of Change - Australia	Annual Report 2018-19

A copy of each report is made available at the Council meeting or by contacting the Governance Unit on telephone 8571 5235.

Recommendation

That the listed items be received.

2.1.2 Petitions and Joint Letters

File Id:	qA228025
Responsible Officer:	Director Corporate Services
Attachments:	Petitions and Joint Letters

Report Summary

Council receives a number of petitions and joint letters on a regular basis that deal with a variety of issues which have an impact upon the City.

Issues raised by petitions and joint letters will be investigated and reported back to Council if required.

A table containing all details relevant to current petitions and joint letters is provided in Attachment 1. It includes:

1. the full text of any petitions or joint letters received;
2. petitions or joint letters still being considered for Council response as pending a final response along with the date they were received; and
3. the final complete response to any outstanding petition or joint letter previously tabled along with the full text of the original petition or joint letter and the date it was responded to.

Note: On occasions, submissions are received that are addressed to Councillors which do not qualify as petitions or joint letters under Council's current Meeting Procedure Local Law. These are also tabled.

2.1.2 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received one (1) new petition, no joint letters, no submissions and one (1) petition update prior to the Council Meeting of 26 August 2019.

- A petition was received from 761 proponents objecting the proposed 25meter swimming pool and maintain the 50meter pool at the Dandenong Oasis. This petition has been forwarded to the relevant Council Business Unit/s for action.

N.B: Where relevant, a summary of the progress of ongoing change.org petitions and any other relevant petitions/joint letters/submissions will be provided in the attachment to this report.

Recommendation

That the listed items detailed in Attachment 1, and the current status of each, be received and noted.

2.1.2 Petitions and Joint Letters (Cont.)

DOCUMENTS FOR TABLING

PETITIONS AND JOINT LETTERS

ATTACHMENT 1

PETITIONS AND JOINT LETTERS

PAGES 5 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 1000.

ORDINARY COUNCIL MEETING - AGENDA

2.1.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
12/08/19	<u>DANDENONG OASIS SWIMMING POOL- MAINTAIN 50 METER POOL AND OBJECTION TO THE 25 METER POOL</u> To the Council of the City of Greater Dandenong, As regular patrons for many years, the community wishes to express our collective disappointment in the proposed decision to construct a 25m pool. Whilst we are in dire need of a facility upgrade, the 50m pool is an unanimous necessity for the community. The proposed 25m pool does not meet the community needs, in sharing between the swimming squads, lap swimmers, patrons, swimming lessons and recreational users. Furthermore, swim squads won't be able to dive and train properly. The results of the survey from last year is not accurate because the low activity/patronage of the 50m pool is due to the dilapidated quality of the facility. With a new 50m pool that is cleaner and newer, who wouldn't want to come? The new and upgraded 50m pool will attract more patrons, generating more revenue. According to the proposed costs, would it not be more financially sustainable to spend less on a 50m pool for Oasis, than funding a more expensive enclosure upgrade of NPAC. If this facility truly aims to cater for the needs of the community, then the uncompromising and correct changes of providing a 50m pool should be carefully considered. These decisions are integral for posterity.	761	New	Tabled Council Meeting 26 August 2019 14/08/19 Acknowledgement letter sent to the author of the petition. 14/08/19 Referred to Director Community Services 15/08/19 Response to the nominated contact person for the petition. <i>Thank you for your letter and petition in response to the draft Aquatic Strategy and in support of a 50m pool at the proposed Dandenong aquatic and leisure centre.</i> <i>The community consultation process for this project has now concluded. However please note that your correspondence, along with all other feedback received is currently being considered by Council, along with the implications to the Aquatic Strategy.</i> <i>Council will endeavour to finalise the Aquatic Strategy within the coming months, which will determine the ultimate mix of facilities across Greater Dandenong's aquatic and leisure centres. Please note that we will endeavour to keep you informed regarding the outcome of this process.</i>

If the details of the attachment are unclear please contact Governance on 8571 1000.

ORDINARY COUNCIL MEETING - AGENDA

2.1.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
06/08/19	• WJ TURNER RESERVE DRAFT MASTER PLAN – CALL FOR NEW COLLABORATIVE SOLUTION The Draft Masterplan for WJ Turner Reserve prepared by City of Greater Dandenong (dated July 2019) fails to acknowledge the existing shared use by Silvertown Primary School, and other key stakeholders such as Silvertown Cricket Club, over 40 years, and severely limits the opportunities for the school to continue to use this space in a flexible way. Silvertown Primary School want our almost 500 students and broader school community to have full access to this space and believe that many design elements of the Draft Plan limit this. How can inter-school sports football matches, cricket clinics, cross country, school athletics, annual Twilight Festival, movie nights and colour runs be accommodated with this self-limiting design? Why is a 2.5m path proposed directly across the space with exercise stations that will limit the activities that can take place? The reserve is the home of the Silvertown Cricket Club which has: - Junior playing list of up to 100 children supported by 150+ parents - Senior playing list of up to 60 - 200+ attendees at Junior/Senior social functions - Community focused & only CGD club who runs the following: Winter School Holiday Program Multicultural Program Community Cup (involving local schools) Girls Cricket Women's Social Team We are calling for a collaborative re-design of the Masterplan, incorporating input and serious consideration and regard for key stakeholders' who have a long history of shared use of the space including Silvertown Primary School and Silvertown Cricket Club.	706 as at 21/08/19	In Progress	Tabled Council Meeting 12 August 2019 7/08/19 Acknowledgement letter sent to the author of the petition. 7/08/19 Referred to Director City Planning, Design and Amenity

If the details of the attachment are unclear please contact Governance on 8571 1000.

2.1.2 Petitions and Joint Letters (Cont.)

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response

If the details of the attachment are unclear please contact Governance on 8571 1000.

2.1.2 Petitions and Joint Letters (Cont.)

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2.2 CONTRACTS

2.2.1 Contract No 1819-32 Elonera Road Drainage Works - Stage 2

File Id:	qA 402346
Responsible Officer:	Director Engineering Services

Report Summary

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for the Elonera Road Drainage Construction Works – Stage 2 in Noble Park.

Recommendation Summary

This report recommends that Council awards Contract 1819-32 to **Jaydo Construction Pty Ltd** for a fixed lump sum price of Eight Hundred and Fifteen Thousand, Two Hundred and Eighty One Dollars and Fifty Cents (\$815,281.50) including GST of \$74,116.50 and including a Provisional sum of \$75,570.00 including GST for specified items if required.

This is a Lump Sum Contract and not subject to rise and fall adjustment.

2.2.1 Contract No 1819-32 Elonera Road Drainage Works - Stage 2 (Cont.)**Introduction/Background**

This contract is the second stage of a project to replace and upgrade badly damaged pipes along Elonera Road and Princes Highway in Noble Park. This project will link works completed in 2017 to an outfall into the Melbourne Water main drain. This project is considered high priority due to its half-completed status and the degraded nature of the existing pipe infrastructure.

The works will include, but not be limited to pipe installation, pavement reinstatement, pit construction, service alterations, traffic control, landscaping and minor concrete works.

Tender Process

This tender was advertised in the Age Newspaper and on Council's website on Saturday 12 January 2019, with a closing time and date of 2.00pm Tuesday 5 February 2019.

Tenderers were requested to submit a Lump Sum price including a lump sum price breakdown and a Schedule of Rates for variations. (See Note 1 below).

At the close of the tender advertising period submissions were received from (4) four contractors as indicated below:

- 1) Comar Constructions Pty Ltd**
- 2) Jaydo Construction Pty Ltd**
- 3) Kalow Holdings Pty Ltd**
- 4) Lander Civil Pty Ltd**

An initial review of the tender submissions was conducted focusing on compliance to the contract conditions and price affordability. Whilst the project was fully estimated using rates comparable to recent, similar project, unfortunately the lowest lump sum price offered was almost three times the available project budget.

Considering this unexpected result, Council met with the designer to discuss alternative methodologies. This discussion led to an alteration in approach – instead of maintaining the existing alignment and replacing the damaged pipe, it would be filled with a concrete solution and a new, easier and cheaper to construct alignment would be used.

All registered tenderers were notified of the situation and subsequently invited to reprice on Thursday 20 June 2019 based on the revised design. The revised submissions were received by Council via its electronic tender box at 2:00pm 4 July 2019; submissions were received from (3) three contractors as indicated below:

- 1) Comar Constructions Pty Ltd**
- 2) Jaydo Construction Pty Ltd**
- 3) Kalow Holdings Pty Ltd**

2.2.1 Contract No 1819-32 Elonera Road Drainage Works - Stage 2 (Cont.)

Note 1: Lump Sum – A lump sum contract or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

Tender Evaluation

The evaluation panel comprised of Council's Coordinator - Civil Projects, Design Engineer, Asset Management Engineer and the Contracts Officer, with Occupational Health and Safety and Environmental Management consultants providing specialist advice.

All tender submissions received were regarded as conforming, having completed all required tender schedules.

The Tenders were evaluated using Council's Weighted Attributed Value Selection Method.

The advertised evaluation criteria and the allocated weightings for evaluation are as follows: -

	Evaluation Criteria	Weighting
1	Price	40%
2	Relevant Experience	25%
3	Programme & Methodology	25%
4	Social Procurement	5%
5	Local Industry	5%
6	OHS Management System	Pass/Fail
7	Environmental Management System	Pass/Fail

Point scores were awarded on a scale of 0 (fail) and 5 (excellent) based on the score parameters listed below.

Score	Scoring Parameter Description
5	Excellent
4	Very Good
3	Good, Better than Average
2	Acceptable
1	Marginally Acceptable (Success Not Assured)
0	Not Acceptable

2.2.1 Contract No 1819-32 Elonera Road Drainage Works - Stage 2 (Cont.)

Each submission was ranked against all evaluation criteria. These rankings were then multiplied by the weighting to give a weighted attribute ranking for each criterion and totalled to give an overall evaluation score for all criteria.

Following the evaluation of the tender submissions received, the comparative point score based on the above criteria is as follows:

Tenderer	Price Points	Non-Price Points	OH&S	ENV	Total Score
Jaydo Construction	1.06	2.08	PASS	PASS	3.14
Comar Constructions	1.00	1.61	Not Assessed	Not Assessed	2.61
Kalow Holdings	0.63	1.71	Not Assessed	Not Assessed	2.34

Note 1: The higher the price score – lower the tendered price.

Note 2: The higher the non-price score – represents better capability and capacity to undertake the service.

At the completion of the tender evaluation process described above, the evaluation panel agreed that the tender submission from **Jaydo Construction Pty Ltd** would provide the Best Value outcome for Council.

Reference checks were undertaken by Council for recent similar projects completed by Jaydo at the City of Monash, the City of Glen Eira and Civil Construction Company – Lojac Civil, all with very good feedback demonstrating Jaydo's capacity and capability to carry out the works associated with this Contract.

A Corporate Scorecard, Company Financial Check was also undertaken with Jaydo Construction Pty Ltd achieving a rating of strong (financial capacity) resulting in a Pass.

Financial Implications

The resource requirements associated with this report are \$741,116 excluding GST. There is an allocation of \$400,000 in the 18/19 Elonera Road Drainage Works project budget. The remainder (\$341,116) required will be funded from the Major Drainage Upgrade program. Please note that the funding for this project is contingent on the approval of the 18/19 carry forward.

Social Procurement

Social procurement was considered when assessing the tender submissions and Jaydo Construction Pty Ltd provided the following responses:

- Jaydo Construction Pty Ltd employs 5 staff members who reside from within the boundary of the City of Greater Dandenong.

2.2.1 Contract No 1819-32 Elonera Road Drainage Works - Stage 2 (Cont.)

- Jaydo Construction Pty Ltd have nominated three suppliers from within the boundary of the City of Greater Dandenong where they intend to purchase three major items / supplies.
- Jaydo Construction Pty Ltd aim to focus on local City of Greater Dandenong resources.

Local Industry

Local industry was considered when assessing the tender submissions and Jaydo Construction Pty Ltd have estimated that they will source 15% of their Labour, 60% Materials, 15% Plant and 10% Supervision from within the City of Greater Dandenong.

Consultation

During the tender evaluation process and in preparation of this report, relevant Council Officers from City Improvement, Infrastructure Planning, Council's Occupational Health & Safety and Environmental Planning were all consulted.

Conclusion

At the conclusion of the tender evaluation process, that included a pre selection interview, the evaluation panel agreed that the tender submission from **Jaydo Construction Pty Ltd** represented the Best Value outcome for Council and should be accepted due to:

- 1) Their conforming and lowest priced tender submission;
- 2) Their relevant experience working with Victorian - Local Governments, Land Developers and Water Authorities;
- 3) Their level of experience, staff resources and sub-contractor / supplier selection.
- 4) They are a VicRoads Pre Qualified Contractor;
- 5) Third party certifications include: Quality Management System 9001:2008; Occupational Health & Safety Management System AS/NZS 4801:2001; and Environment Management System 14001:2004.
- 6) Receiving a Pass for their Occupational Health and Safety (OH&S) and Environmental Management Systems.
- 7) Receiving a strong result for the Standard Financial & Performance Assessment (Procurement) Company Check undertaken by Corporate Scorecard.

2.2.1 Contract No 1819-32 Elonera Road Drainage Works - Stage 2 (Cont.)

Recommendation

That Council:

- 1. accepts the tender submission from Jaydo Construction Pty Ltd for the Elonera Road Drainage Construction Works – Stage 2 for a fixed lump sum price of Eight Hundred and Fifteen Thousand, Two Hundred and Eighty One Dollars and Fifty Cents (\$815,281.50) including GST of \$74,116.50 and including a Provisional sum of \$75,570.00 including GST); and**
- 2. signs and seals the contract documents when prepared.**

2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Planning Decisions Issued by Planning Minister's Delegate July 2019

File Id:	qA280444
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Declared Area Delegated Decisions – July 2019

Report Summary

This report provides Council with an update on the exercise of delegation by Planning Minister's delegate.

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in July 2019.

It should be noted that where permits and notices of decision to grant permits have been issued, these applications have been assessed as being generally consistent with the Planning Scheme and Council's policies.

Application numbers with a PDA#.01 or similar, are applications making amendments to previously approved planning permits.

Recommendation

That the items be received and noted.

2.3.1 Planning Decisions Issued by Planning Minister's Delegate July 2019 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DECISIONS ISSUED BY PLANNING MINISTER'S DELEGATE
JULY 2019**

ATTACHMENT 1

**PDA DELEGATED DECISIONS ISSUED JULY
2019**

PAGES 2 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.1 Planning Decisions Issued by Planning Minister's Delegate July 2019 (Cont.)

City of Greater Dandenong

PDA Delegated Decisions Issued 01/07/2019 to 31/07/2019

Application ID	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Notified	Ward
PDA16/0005.02	1-21 Hornsby Street DANDENONG VIC 3175	Taylor's Development Strategists Pty Ltd	AMENDMENT TO: Mixed Use Development - 82 x apartments (11 level), 27 x townhouses (3 level), shop, reduction in car parking requirements and waiver of loading bay requirements	Deletion of permit condition 19 (construction of barrier kerb), amendment to endorsed landscape plan and materials and colours schedule. Amended permit issued 8/4/19.	Delegate	AmendPerm	03/07/2019	RedGum
Total :							1	

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01/08/2019

2.3.2 Planning Delegated Decisions Issued July 2019

File Id:	qA280
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Planning Delegated Decisions Issued - July 2019

Report Summary

This report provides Council with an update on the exercise of delegation by Council officers.

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in July 2019.

It should be noted that where permits and notices of decision to grant permits have been issued, these applications have been assessed as being generally consistent with the Planning Scheme and Council's policies.

Application numbers with a PLN#.01 or similar, are applications making amendments to previously approved planning permits.

The annotation 'SPEAR' (Streamlined Planning through Electronic Applications and Referrals) identifies where an application has been submitted electronically. SPEAR allows users to process planning permits and subdivision applications online.

Recommendation

That the items be received and noted.

2.3.2 Planning Delegated Decisions Issued July 2019 (Cont.)

STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED JULY 2019

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
JULY 2019**

PAGES 10 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued July 2019 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/07/2019 to 31/07/2019

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN12/0150.01	No	33-37 Granito Court DANDENONG SOUTH VIC 3175	Fieldmans Waste Management	AMENDMENT TO Use and development of the land for materials recycling, with a reduction in the car parking requirement under Clause 52.06 of the Greater Dandenong Planning Scheme.	Amend endorsed plans to include development of weighbridge, widening of crossover, delete condition 1.2 and amend condition 1.5	Delegate	AmendPerm	08/07/2019	RedGum
PLN15/0679.02	No	144 Stanley Road KEYSBOROUGH VIC 3173	Hawks Field Developments	AMENDMENT TO Multi Dwelling Development x 6 (Double Storey) New, Subdivision x 40 and Removal of Easement	Amend permit to allow the release of six residential lots prior to construction	Delegate	AmendPerm	09/07/2019	RedGum
PLN16/0306.01	No	225 Hutton Road KEYSBOROUGH VIC 3173	MAP Architecture & Design	AMENDMENT TO: Use and development of the land for a Place of Worship and alteration of access to a road in a road zone category 1	Amend endorsed plans to update car parking, increase minor internal works, bi-fold glazed doors and sanctuary area	Delegate	AmendPerm	18/07/2019	RedGum
PLN16/0650	No	1255-1257 Heatherton Road NOBLE PARK VIC 3174	Teresa Thao Vu Pham	Construct four (4) double storey dwellings and alter access to a road in a Road Zone Category 1	The proposal fails to comply with Clause 15 (Built Environment), Clause 21.05 (Urban Design), Clause 52.06 (Design Standards), Clause 22.08 (Design Principles) and Clause 55 (Objectives & Standards)	Delegate	Refusal	01/07/2019	Paperbark

01/08/2019

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued July 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0185.01	No	33-57 Thomas Murrell Crescent DANDENONG SOUTH VIC 3175	ForeSite Planning & Bushlife Consultants	Amendment to Planning Permit PLN17/0185 which allows for the use and development of the land for Materials Recycling. The amendment seeks to: 1) Expand the activity area of the use 2) Increase the number of car parking spaces 3) Construct buildings including open-sided shelters, water tank and amenity block 4) Carry out works associated new barriers, surfaces, landscaping and vehicle crossings 5) Update the endorsed Environmental Management Plan	Amend endorsed plans to reflect what was constructed on the site	Delegate	AmendPerm	15/07/2019	RedGum
PLN18/0355	No	37-39 Lawn Road NOBLE PARK VIC 3174	DWH Aitken & Associates Pty Ltd	Development of the land for four (4) double storey dwellings	General Residential 1 Zone, 2533sqm	Delegate	PlanPermit	31/07/2019	Lightwood
PLN18/0462	No	530-534 Springvale Road SPRINGVALE SOUTH VIC 3172	VKAS Design Group Pty Ltd	Development of the land for forty (40) dwellings, alteration of access to a road in a Road Zone Category 1 and native vegetation removal	General Residential 1 Zone, 10883sqm	Delegate	PlanPermit	26/07/2019	Lightwood
PLN18/0483	No	1/15 Stephenson Street SPRINGVALE VIC 3171	Veki Build Pty Ltd	The development of the land for two (2) triple storey dwellings	The proposal fails to comply with Clause 15.01 (Building Design), Clause 21.05 (Built Form), Clause 22.09 (General Design) & Clause 35 (Standards)	Delegate	Refusal	05/07/2019	Lightwood
PLN18/0506	No	110-116 Greens Road DANDENONG SOUTH VIC 3175	Geoffrey Ellis	Construction of a building extension, canopy structures and associated works, alteration of access to a Road Zone Category 1 and a Variation to Easement E-5 on PSS37411	Industrial 1 Zone, 4987.00sqm	Delegate	PlanPermit	01/07/2019	RedGum
PLN18/0596	No	95 Boyd Street DANDENONG NORTH VIC 3175	David De Giovanni Town Planning	Development of the land for four (4) dwellings comprising three (3) double storey dwellings & one (1) single storey dwelling	General Residential 1 Zone, 890sqm	Delegate	PlanPermit	29/07/2019	RedGum

01/08/2019

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EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued July 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0049	No	10 Webster Street DANDENONG VIC 3175	Kim Sovann Khim	Use the land for a Transfer Station	Proposal fails to comply with Clauses 19.03-5S (Waste and resource recovery), 34.02 (Commercial 2 Zone), 53.10 (Uses with Adverse Amenity Potential), 53.14 (Resource Recovery), 65 (Decision Guidelines) and jeopardise safety and amenity of GRZ and Public Park and Recreation Zone	Delegate	Refusal	19/07/2019	Red Gum
PLN18/0079	No	282-300 Hammond Road DANDENONG SOUTH VIC 3175	Erawa Pty Ltd	The purpose of a boundary re-alignment	Industrial	Delegate	Plan Permit	31/07/2019	Red Gum
PLN18/0098	No	48 Leonard Avenue NOBLE PARK VIC 3174	9pm Design Pty Ltd	Development of the land for six (6) dwellings	General Residential 1 Zone, 1074sqm	Delegate	NOD	25/07/2019	Paperbark
PLN18/0724	No	18 Latham Crescent DANDENONG NORTH VIC 3175	GWS Design & Consulting	Development of the land for two (2) double storey dwellings and one (1) single storey dwelling	General Residential 1 Zone, 917sqm	Delegate	Plan Permit	04/07/2019	Red Gum
PLN19/0002	No	South Eastern Private Hospital 313-329 Princes Highway NOBLE PARK VIC 3174	KDC Pty Ltd	Development of the land for alterations and additions to an existing hospital, to display an internally illuminated business identification sign and alteration of access to a road in a Road Zone Category 1	General Residential 1 Zone & Road 1 Zone, 8473sqm, demolition of existing oncology building, multi-level expansion, adjustments to car parking, signage	Delegate	NOD	18/07/2019	Paperbark
PLN19/0047	No	25 Baldwin Avenue NOBLE PARK VIC 3174	KMT Design Group	Development of the land for three (3) dwellings comprising one (1) existing double storey dwelling to the front and two (2) new double storey dwellings to the rear	General Residential 1 Zone, 799sqm	Delegate	NOD	17/07/2019	Paperbark
PLN19/0050	No	260 Corrigan Road NOBLE PARK VIC 3174	KMT Design Pty Ltd	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 546sqm	Delegate	Plan Permit	29/07/2019	Lightwood

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2.3.2 Planning Delegated Decisions Issued July 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0055	No	11-55 Waterview Close DANDENONG SOUTH VIC 3175	The Project Centre	Development of the land for a go-kart shelter	Road 1 Zone, Special Use 3 Zone, Urban Floodway Zone, 48sqm, carport	Delegate	PlanPermit	31/07/2019	RedGum
PLN19/0056	No	897 Heatherton Road SPRINGVALE VIC 3171	Life Design Architecture	The development of the land for six (6) dwellings (five double storey and one single storey to the rear) and to create, alter access to a road in a Road Zone, Category 1	General Residential 1 Zone, 1216sqm	Delegate	PlanPermit	09/07/2019	Lightwood
PLN19/0071	No	250 McMahens Road BANGHOLME VIC 3175	Millar Merrigan Land Development Consultants	Buildings and Works (Earthworks)	No response to further information request	Delegate	Lapsed	05/07/2019	RedGum
PLN19/0073	No	1B & 1C Merton Street SPRINGVALE VIC 3171	Boutique Homes Pty Ltd	The use and development of the land for two (2) display homes on separate allotments, a reduction of car parking and the display of business identification signage	General Residential 1 Zone	Delegate	PlanPermit	22/07/2019	Lightwood
PLN19/0106	No	3-5 Blissington Street SPRINGVALE VIC 3171	Balwyn Design & Drafting Pty Ltd	The development of the land for an extractor system and associated works and a reduction in car parking	Industrial 1 Zone, 10,03sqm	Delegate	PlanPermit	19/07/2019	Lightwood
PLN19/0120	No	129 Buckley Street NOBLE PARK VIC 3174	Strait-Line Builders & Drafters Pty Ltd	Development of the land for two (2) dwellings comprising one (1) double storey and one (1) single storey to the rear	General Residential 1 Zone, 650sqm	Delegate	PlanPermit	23/07/2019	Paperbark
PLN19/0126	No	2/1111-1115 Heatherton Road NOBLE PARK VIC 3174	PAJ Liquor Licensing	Use of the land for the sale of liquor (Packaged liquor licence associated with a bottle shop)	The proposal fails to comply with Clause 13.07 (Land Use), Clause 22.05 (Gateways Policy), Clause 22.08 (Activity Centre Policy), Clause 52.27 (Design Guidelines)	Delegate	Refusal	04/07/2019	Paperbark
PLN19/0129	No	Ground Floor 173 Lonsdale Street DANDENONG VIC 3175	SROAD Investments Pty Ltd	Development of the land for buildings and works to the building facade and display of internally illuminated business identification signage DECLARED AREA	Comprehensive Development 2 Zone, static neon sign and lightbox sign on shop front, modification of shop front facade	Delegate	NOD	26/07/2019	RedGum

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2.3.2 Planning Delegated Decisions Issued July 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0143	No	14 Cochrane Avenue KEYSBOROUGH VIC 3173	Derek Farrington	Development of the land for two (2) dwellings (one double storey dwelling and one single storey dwelling)	No response to further information request	Delegate	Lapsed	19/07/2019	Paperbark
PLN19/0150	No	138 Keys Road KEYSBOROUGH VIC 3173	Craig Robert Johnstone	Buildings and Works (Extension to office and deck)	Green Wedge A Zone, 42sqm, extension of office area and deck	Delegate	PlanPermit	26/07/2019	RedGum
PLN19/0167	No	285 Thomas Street DANDENONG VIC 3175	Sylvester Kroyherr	The use and development of the land for a car park DECLARED AREA	Comprehensive Development Zone, 79 temporary private car parking spaces	Applicant	Withdrawn	03/07/2019	RedGum
PLN19/0179	No	22 Ronald Street DANDENONG VIC 3175	Tony Cosentino Architects	Development of the land for a double storey dwelling and alterations and additions to the existing dwelling DECLARED AREA	Residential Growth 1 Zone, 601sqm	Delegate	PlanPermit	15/07/2019	RedGum
PLN19/0181	No	120 Cheltenham Road DANDENONG VIC 3175	Johnny Hong	To use the site for a Restricted Recreation Facility (Gymnasium)	Industrial 1 Zone, Gymnasium	Delegate	NOD	19/07/2019	RedGum
PLN19/0182	No	26 Wincanton Court NOBLE PARK NORTH VIC 3174	Jonathan Ormrod	Development of the land for a single storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	General Residential 1 Zone, 885sqm	Delegate	PlanPermit	26/07/2019	Silverleaf
PLN19/0187	No	70 Hillside Street SPRINGVALE VIC 3171	MAAP Pty Ltd	Development of the land into two (2) dwellings comprising one (1) double storey to the front and one (1) single storey to the rear	General Residential 1 Zone, 650sqm	Delegate	PlanPermit	25/07/2019	Lightwood
PLN19/0195	No	108-166 Bayliss Road DANDENONG SOUTH VIC 3175	Salta Properties (Lyndhurst) Pty Ltd	The development of the land for a warehouse and a reduction in car parking	Industrial 1 Zone, 12,019sqm, construction of a warehouse	Delegate	PlanPermit	31/07/2019	RedGum
PLN19/0200	No	1464-1468 Heatherton Road DANDENONG VIC 3175	Phoenix Outdoor	Display of one (1) electronic promotion sign	General Residential 1 Zone, promotional sign	Delegate	NOD	22/07/2019	RedGum

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2.3.2 Planning Delegated Decisions Issued July 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0209	No	1/13-15 Handley Crescent DANDENONG VIC 3175	Ilyas Auto-Tech	The display of business identification signage	Industrial 1 Zone, business identification	Delegate	PlanPermit	04/07/2019	RedGum
PLIN19/0216	No	4/314-316 Hammond Road DANDENONG SOUTH VIC 3175	Dale Grant Building Design & Documentation Pty Ltd	Buildings and Works (Warehouse)	No response to further information request	Delegate	Lapsed	01/07/2019	RedGum
PLIN19/0234	No	855-891 Springvale Road KEYSBOROUGH VIC 3173	Darren Camell Architects	Buildings and Works (External lift and ramp)	General Residential 1 Zone, 27865sqm, external lift and ramp	Delegate	PlanPermit	03/07/2019	RedGum
PLIN19/0243	No	2A/218-220 Springvale Road SPRINGVALE VIC 3171	Bayside Town Planning Pty Ltd	Buildings and works comprising of alterations to the façade, and to sell and consume liquor associated with a Restaurant	Commercial 1 Zone, restaurant, 52 patrons	Delegate	PlanPermit	31/07/2019	Lightwood
PLIN19/0245	No	211 Chapel Road KEYSBOROUGH VIC 3173	Faboot Pty Ltd	Change of Use (Car Wash), Signage (Business Identification) and reduction in car parking requirements	Commercial 1 Zone and General Residential 2 Zone, car wash and signage (business identification)	Delegate	PlanPermit	25/07/2019	RedGum
PLIN19/0246	No	1/59-61 Ardmore Road NOBLE PARK VIC 3174	Brendan John Gaffey	Subdivision of the land into four (4) lots	Residential	Delegate	PlanPermit	25/07/2019	Paperbark
PLIN19/0249	No	81 Gladstone Road DANDENONG VIC 3175	JacoMarie	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 601sqm	Applicant	Withdrawn	11/07/2019	RedGum
PLIN19/0256	No	21 David Street NOBLE PARK VIC 3174	Heng Lim	Subdivision of the land into three (3) lots - SPEAR	Residential	Delegate	PlanPermit	15/07/2019	Paperbark
PLIN19/0256	No	21 David Street NOBLE PARK VIC 3174	Angela Ha Lim	Subdivision of the land into three (3) lots - SPEAR	Residential	Delegate	PlanPermit	15/07/2019	Paperbark

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2.3.2 Planning Delegated Decisions Issued July 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0270	No	205 Thomas Street DANDENONG VIC 3175	Asylum Seeker Resource Centre C/- Ratio Consultants	Alterations and additions to an existing building, a reduction in car parking and the development and display of business identification signage DECLARED AREA	Comprehensive Development 2 Zone, 42sqm, alterations to the front facade, extension of building for lift shaft and lobby	Delegate	PlanPermit	09/07/2019	RedGum
PLN19/0276	No	1/800-808 Princes Highway SPRINGVALE VIC 3171	Serenity Bedding	Signage (Business Identification)	Commercial 2 Zone, business identification signs	Delegate	PlanPermit	26/07/2019	Lightwood
PLN19/0277	No	5 Chandler Road NOBLE PARK VIC 3174	Aynur Celik	Subdivision of the land into four (4) lots	Residential	Delegate	PlanPermit	17/07/2019	Paperbark
PLN19/0280	No	17 Menzies Avenue DANDENONG NORTH VIC 3175	M J Reddle Surveys Pty Ltd	Subdivision of the land into five (5) lots	Residential	Delegate	PlanPermit	09/07/2019	RedGum
PLN19/0296	No	75 Ellendale Road NOBLE PARK VIC 3174	MG Land Surveyors	Subdivision of the land into two (2) lots	Residential	Delegate	PlanPermit	11/07/2019	Paperbark
PLN19/0303	No	Road Reserve PUBLIC HIGHWAYS VIC 3175	Noble Park Secondary College	Signage (Panel Sign)	Permit not required as road is owned by Council and a license is required to erect sign	Delegate	NotRequire	25/07/2019	Paperbark
PLN19/0308	No	1 Stuart Street NOBLE PARK VIC 3174	Mizpah Settlement Pty Ltd	Subdivision of the land into six (6) lots	Residential	Delegate	PlanPermit	12/07/2019	Paperbark
PLN19/0315	No	80-86 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Signcraft	The development and display of a floodlit business identification sign	Industrial 1 Zone, panel sign	Delegate	PlanPermit	26/07/2019	RedGum
PLN19/0316	No	17-23 Souffi Place DANDENONG SOUTH VIC 3175	Creative Living Innovations	Development of the land for an extension to an existing building and construction of canopy structures	Industrial 2 Zone, 646sqm, warehouse extension	Delegate	PlanPermit	31/07/2019	RedGum
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2.3.2 Planning Delegated Decisions Issued July 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0319	No	70 St Johns Avenue SPRINGVALE VIC 3171	B. R. Smith Surveyors	Subdivision x 3 SPEAR	Residential	Delegate	PlanPermit	31/07/2019	Lightwood
PLIN19/0325	No	61 St Johns Avenue SPRINGVALE VIC 3171	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into two (2) lots	Residential	Delegate	PlanPermit	15/07/2019	Lightwood
PLIN19/0326	Yes	7/80-88 Rodeo Drive DANDENONG SOUTH VIC 3175	Dragan Ivkovic	Buildings and Works (Mezzanine) VICSMART	Industrial 1 Zone, 84sqm, mezzanine	Delegate	PlanPermit	09/07/2019	RedGum
PLIN19/0329	Yes	5 Monterey Road DANDENONG SOUTH VIC 3175	Access Constructions Pty Ltd	Development of the land for an extension to an existing warehouse and a reduction in the car parking requirements VICSMART	Industrial 1 Zone, 794sqm, warehouse extension	Delegate	PlanPermit	26/07/2019	RedGum
PLIN19/0332	No	25-35 Vision Street DANDENONG SOUTH VIC 3175	Lettieri Property Group Pty Ltd	Creation of an Easement SPEAR	Industrial	Delegate	PlanPermit	22/07/2019	RedGum
PLIN19/0333	No	37-47 Vision Street DANDENONG SOUTH VIC 3175	Lettieri Property Group Pty Ltd	Creation of an Easement SPEAR	Industrial	Delegate	PlanPermit	22/07/2019	RedGum
PLIN19/0337	No	66 Moodemere Street NOBLE PARK VIC 3174	MBDG	Subdivision of the land into four (4) lots	Residential	Delegate	PlanPermit	18/07/2019	Paperbark
PLIN19/0340	No	1404 Heatherton Road DANDENONG VIC 3175	Sebastian Nicolaci	The subdivision of the land (boundary re-alignment)	Residential	Delegate	PlanPermit	29/07/2019	RedGum
PLIN19/0341	No	27 Janine Road SPRINGVALE SOUTH VIC 3172	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	15/07/2019	Lightwood

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2.3.2 Planning Delegated Decisions Issued July 2019 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0343	Yes	95 Indian Drive KEYSBOROUGH VIC 3173	TW (Vic) Pty Ltd	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	11/07/2019	RedGum
PLIN19/0345	No	71 Naxos Way KEYSBOROUGH VIC 3173	Steve Palmer Surveys Pty Ltd	Subdivision x 3 SPEAR	Industrial	Delegate	PlanPermit	31/07/2019	RedGum
PLIN19/0348	No	86 Railway Parade DANDENONG VIC 3175	M J Reddie Surveys Pty Ltd	Subdivision x 3 SPEAR	Residential	Delegate	PlanPermit	22/07/2019	RedGum
PLIN19/0356	No	53 King Street DANDENONG VIC 3175	Nacha Moore Land Surveyors Pty Ltd	Subdivision x 5 SPEAR	Residential	Delegate	PlanPermit	31/07/2019	RedGum
PLIN19/0360	Yes	277 Lonsdale Street DANDENONG VIC 3175	St Ferrer Building Contractors Pty Ltd	Development of the land for the reconstruction and replacement of the existing building VICSMART DECLARED AREA	Comprehensive Development 2 Zone, 292.42sqm	Delegate	PlanPermit	19/07/2019	RedGum
PLIN19/0367	Yes	19 Chiffley Crescent DANDENONG NORTH VIC 3175	AMS Pty Ltd Consulting Land Surveyors	Subdivision of the land into two (2) lots VICSMART	Residential	Delegate	PlanPermit	24/07/2019	RedGum

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2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764)

File Id:	501120
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment

Application Summary

Applicant:	Japara Developments Pty Ltd
Proposal:	Use and development of the site for a three (3) storey Retirement Village
Zone:	General Residential Zone – Schedule 1
Overlay:	Special Building Overlay (part)
Ward:	Lightwood

The application proposes the use and development of the site for a three (3) storey Retirement Village.

A permit is required pursuant to Clauses 32.08-1 and 32.08-9 of the General Residential Zone to use the land for a Retirement Village and to construct a building or construct or carry out works associated with a Retirement Village. A permit is also required pursuant to Clause 44.05-2 of the Special Building Overlay to construct a building or to construct or carry out works.

The application is being tabled at a Council Meeting as it has received three objections.

Objectors Summary

The application was advertised to the surrounding area through the erection of two (2) notices on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Three (3) objections were received to the application. Issues raised generally relate to matters of:

- Lack of adequate time to respond to notice of application;
- Loss of privacy;
- Overshadowing; and
- Land use conflict with adjacent place of worship.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)**Assessment Summary**

As assessed, the current application is considered appropriate for approval, with the proposal taking advantage of the significant opportunities of the site and its relatively low level of constraints.

The surrounding area is unique in terms of its pattern of development, with a range of different buildings and land uses. The application builds on this character and provides an improvement to the existing conditions of the site and additional housing choice and diversity, while minimising its impacts on surrounding properties.

Recommendation Summary

As assessed, the proposal is consistent with, and appropriately responds to, the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to strategic policy for development in the area and this report recommends that the application be supported and that a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)**Subject Site and Surrounds****Subject Site**

The subject site is legally identified as Lot 1 on Plan of Subdivision 742704X and generally referred to as 173-191 Clarke Road, Springvale South. The site is not affected by any encumbrances such as restrictive covenants.

The irregular-shaped site has an area of 7,831 square metres and is located on the eastern side of Clarke Road, approximately 390 metres north of its intersection with Springvale Road.

The site's four boundaries are uneven in length, with the western frontage to Clarke Road having a length of approximately 110 metres, the northern boundary having a length of approximately 130 metres, the southern boundary extending for approximately 104 metres and the eastern rear boundary having a length of approximately 37 metres.

A two-metre maintenance, wetlands, floodway and drainage easement are located at the rear eastern boundary for the benefit of Melbourne Water. The site contains a moderate west-east fall of approximately 2.8-3 metres.

The site was previously used for the purposes of a commercial motor vehicle hire company and is now mostly vacant; although part of the site is used for informal car parking.

Vehicle access to the site is provided via two existing crossovers along the site's Clarke Road frontage in its north-west and south-west corners.

Existing vegetation is generally clustered in the site's south-west corner and along the eastern rear boundary. The submitted abori-cultural report identifies the vegetation as mostly having a low-medium value.

Surrounding Area

The site is located approximately 3 kilometres to the south of the Springvale Activity Centre and forms part of an area of land zoned General Residential – Schedule 1. Despite the residential zoning, the surrounding area contains a variety of building forms and a number of non-residential uses.

Clarke Road acts as a buffer and separates the Green Wedge Zone land on its western side from land zoned for residential purposes on its eastern side, with land zoned Public Park and Recreation Zone further north of the site. The land zoned Green Wedge contains land that was a former landfill site.

A 2-3 storey place of assembly is located directly north of the site with access from Clarke Road and a 3-storey place of assembly is also located to the north-west of the site, with access from Springvale Road.

To the east of the site is residential land containing two rows of double-storey dwellings (17 in total). A large-scale indoor sports and recreation facility is located directly south of these dwellings and to the south-east of the site.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

To the south of the site is an existing residential aged care facility at 201-213 Clarke

Road, which is under the same ownership of the operator of the retirement village proposed as part of this application. The aged care facility was recently extended following the approval of Planning Permit PLN15/0460 in 2016.

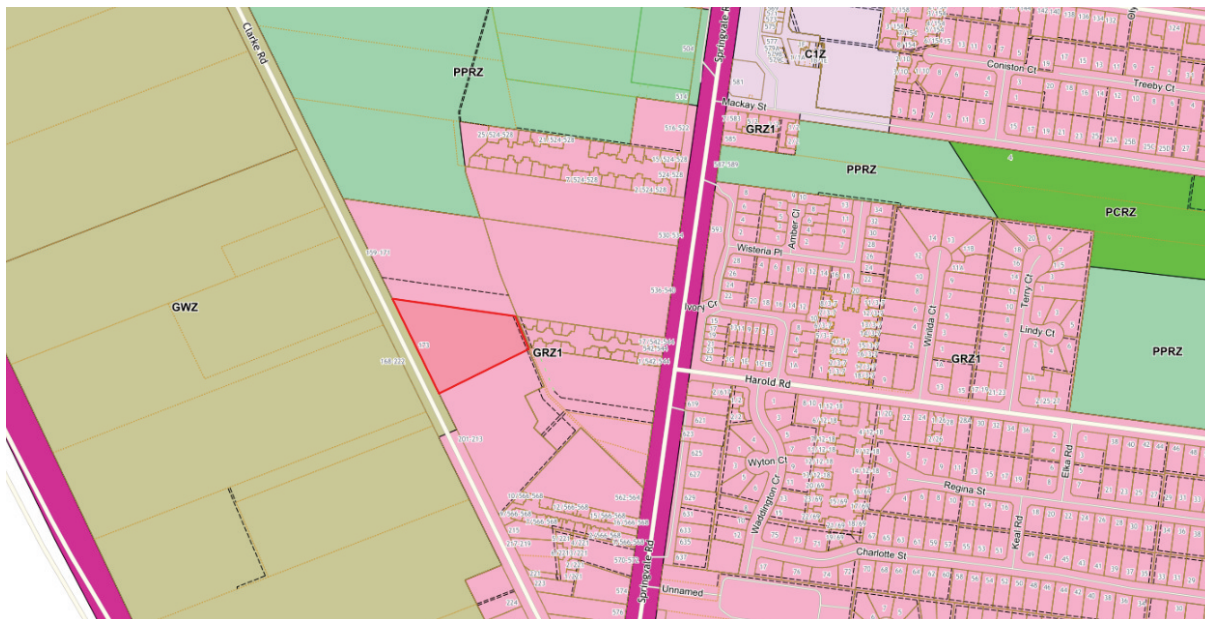
The site is located near public transport services, including bus route 824 which operates along the site's Clarke Road frontage and provides connection to the Keysborough-Parkmore Activity Centre and the Moorabbin Activity Centre. Approximately 900 metres north of the Site, the Clarke and Spring Road intersection provides access to bus route 814 between Springvale Activity Centre and Dandenong Activity Centre. Approximately 500 metres to the east of the site is bus route 902 (Chelsea – Airport West), with a stop located near the corner of Clarke Road and Springvale Road.

The site is in proximity to a range of public open space areas, including Spring Valley Park, which is approximately 230 metres to the north, and Alex Wilkie Nature Reserve, which is approximately 600 metres to the north-east.

Monash Medical Centre is located approximately 6 kilometres to the north-west of the site, South Eastern Private Hospital is located approximately 4 kilometres to the north-east of the site and Dandenong Hospital is located approximately 6.4 kilometres to the east of the site.

Locality Plan

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)



Background

Previous Applications

A search of Council records revealed that Council has previously considered the following relevant planning applications:

- Planning Permit PLN03/0633 for the development and use of the land for the purpose of extending the existing Aged Care Facility at 201-213 Clarke Road was issued 17 December 2003 and subsequently amended on 13 July 2005 and 19 December 2006.
- Planning Permit Application PLN15/0880 for the subdivision of land into sixteen (16) lots was lodged on 8 December 2015 and subsequently withdrawn on 17 June 2016.
- Planning Permit PLN15/0762 for the subdivision of 173-191 and 201-213 Clarke Road into two (2) lots was issued on 14 April 2016 and subsequently amended on 26 April 2017. The permit generally involved a boundary realignment to create one lot for existing aged care facilities and a second vacant lot to the north.
- Planning Permit PLN15/0460 for an extension to an existing residential aged care facility at 201-213 Clarke Road was issued on 21 December 2016 and subsequently amended on 1 February 2017 and 21 February 2017.

Subject Application

The current application was lodged on 10 November 2017. Council requested further information from the applicant on 7 December 2017, which included, amongst other things, a request for an environmental audit.

The environmental audit was requested on the basis of the proximity of the site to former landfills.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

After requesting a number of extensions of time to provide the environmental audit requested by Council, the applicant lodged two applications with VCAT: 1) a section 79(d) review of Council's request for more information (and in particular, the need for an environmental audit); and 2) a section 79 review of Council's failure to determine the application within the prescribed time.

Following a hearing on 21 May 2019, VCAT removed the requirement for an environmental audit to be prepared and struck out the application for review under section 79, with Council being directed to consider this application for a planning permit.

Proposal

The application proposes the use and development of the land for the purpose of a three (3) storey retirement village, which includes a total of fifty-seven (57) independent living units and sixty-eight (68) car parking spaces.

Vehicle access to the site is via two (2) proposed crossovers from Clarke Road and a porte-cochere will provide visitors with weather protection and universal access to the internal lobby and reception area of the village.

At ground floor level, the building includes resident amenities such as a restaurant, community hall, cinema, gymnasium and various lounge areas. A common outdoor area is provided on the north side of the building.

The ground floor level also includes ten living units, which are spread evenly at north-east and north-west corners of the building. Each of these units contain their own private garden/open space area that ranges from approximately 47 to 141 square metres.

On the upper levels of the facility are the remaining living units, with twenty-three provided at first floor level and another twenty-four on the second floor. Each unit is provided with their own private balcony measuring approximately 15 square metres. A communal outdoor terrace is provided to the north side of the first floor.

Three (3) types of living units are provided across the retirement village, with each containing two (2) bedrooms.

The building will have a gross building area of approximately 8,000 square metres, which includes 2,400 square metres at ground floor, 2,760 square metres at first floor and 2840 square metres at second floor.

The building generally follows the contours of the land although some cut and fill is proposed at various sections. The building has a maximum height of 10.89 metres.

The materials palette consists of light and dark grey render walls, curved feature brick walls, horizontal cladding and timber for screening, balustrading, decking and other landscape structures.

Landscaping is proposed around the perimeter of the building and along all boundaries of the site. Landscaping is also built-in to the building through the first-floor outdoor terrace and the use of planter boxes on selected balconies of living units.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

Car parking is limited to being within the front setback and south side of the site. The car parking on the south side will be partially undercover of the first floor of the building while exposed car parking spaces will be covered by an arbour structure.

At ground floor, the building has a minimum setback of approximately 8.8 metres from the Clarke Road boundary, 5.5 metres from the northern boundary, 6.3 metres from the eastern boundary and 3.7 metres from the southern boundary.

A copy of the submitted plans is included as Attachment 1.

Victorian Charter of Human Rights and Responsibilities

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to its contents.

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required:

- Clause 32.08-1 of the General Residential Zone – A permit is required to use the land for a Retirement Village;
- Clause 32.08-9 of the General Residential Zone – A permit is required to construct a building or construct or carry out works associated with a Retirement Village; and
- Clause 44.05-2 of the Special Building Overlay – A permit is required to construct a building or construct or carry out works.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone (Schedule 1 – General Residential Areas), as is the surrounding area to the north, east and south, with Green Wedge Zone land located to the west of the site.

Pursuant to Clause 32.08-1 of the Zone, a permit is required to use the land for a Retirement Village, and pursuant to Clause 32.08-9, a permit is required to construct a building or construct or carry out works associated with a Retirement Village.

The purpose of the General Residential Zone outlined at Clause 32.08 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Schedule 1 to the General Residential Zone includes the following neighbourhood character objectives:

- *To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns.*
- *To provide appropriate front, side and rear setbacks, garden areas and significant private open space to allow for substantial high-quality landscaping and canopy trees to protect the amenity of adjoining properties and to create a landscape character.*
- *To maximise the opportunities to create high quality landscaping, through minimal paving and the use of permeable ground surfaces.*
- *To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.*
- *To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of secluded private open space at the side or rear of each dwelling.*

The Schedule also varies the standards of Clause 55 relating to street setbacks, permeability, landscaping and private open space.

Overlay Controls

A Special Building Overlay extends along parts of the eastern boundary, with the majority of the site unaffected by any overlays. Pursuant to Clause 44.05-2 of this Overlay, a permit is required to construct a building or construct or carry out works.

The purpose of the Special Building Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 71.02 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

- (a) To provide for the fair, orderly, economic and sustainable use, and development of land.*
- (b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- (c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- (d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- (e) To protect public utilities and other facilities for the benefit of the community.*
- (f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- (fa) To facilitate the provision of affordable housing in Victoria;*
- (g) To balance the present and future interests of all Victorians.*

In order to achieve those objectives, there are a number of more specific objectives contained within the Planning Policy Framework that need to be considered under this application.

Clause 11 Settlement

Clause 11 (Settlement) encourages planning to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services. It also encourages planning to contribute towards diversity of choice, energy efficiency, a high standard of urban design and amenity, and land use and transport integration.

Further guidance is provided by **Clause 11.01-1S (Settlement)**, which seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. It includes strategies to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 11.03-1S (Activity centres) has an objective to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. Amongst other things, this clause includes a strategy to encourage a diversity of housing types at higher densities in and around activity centres.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)Clause 15 Built Environment and Heritage

Clause 15 (Built Environment and Heritage) states that planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

It adds that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

According to the clause, Planning should promote excellence in the built environment and create places that:

- *Are enjoyable, engaging and comfortable to be in.*
- *Accommodate people of abilities, ages and cultures.*
- *Contribute positively to local character and sense of place.*
- *Reflect the particular characteristics and cultural identity of the community.*
- *Enhance the function, amenity and safety of the public realm.*

These overall objectives are reinforced by a number of sub-clauses, including **Clause 15.01-1S (Urban design)** and **Clause 15.01-1R (Urban design – Metropolitan Melbourne)**, which seek to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S (Building design) aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm, while **Clause 15.01-5S (Neighbourhood character)** has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-4S (Healthy neighbourhoods) has an objective to achieve neighbourhoods that foster healthy and active living and community wellbeing. **Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne)** reinforces this, with a strategy to create a city of 20minute neighbourhoods that give people the ability to meet most of their everyday needs within a 20minute walk, cycle or local public transport trip from their home.

Sustainability is promoted by **Clause 15.02-1S (Energy and resource efficiency)**, which seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 16 Housing

Clause 16 (Housing) contains three key objectives, which can be summarised as relating housing diversity, sustainability of housing and the provision of land for affordable housing.

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These objectives are reinforced by a number of sub-clauses, including **Clause 16.01-1S (Integrated housing)**, which seeks to promote a housing market that meets community needs and includes strategies to “ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people.”

At **Clause 16.01-1R (Integrated housing - Metropolitan Melbourne)** is a strategy to allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Clause 16.01-2S (Location of residential development) promotes new housing in designated locations that offer good access to jobs, services and transport, while **Clause 16.01-2R (Housing opportunity areas - Metropolitan Melbourne)** seeks to facilitate increased housing in established areas to create a city of 20minute neighbourhoods close to existing services, jobs, public transport and with appropriate infrastructure

Clauses 16.01-3S (Housing diversity) and **16.01-3R (Housing diversity - Metropolitan Melbourne)** aim to provide for a range of housing types to meet diverse needs and **Clause 16.01-4S (Housing affordability)** aims to deliver more affordable housing closer to jobs, transport and services.

Clause 16.01-7S (Residential aged care facilities) has an objective to facilitate the development of well-designed and appropriately located residential aged care facilities. It includes the following relevant strategies:

- Recognise that residential aged care facilities contribute to housing diversity and choice; and are an appropriate use in a residential area.
- Recognise that residential aged care facilities are different to dwellings in their purpose and function; and will have a different built form (including height, scale and mass).
- Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.
- Ensure that residential aged care facilities are designed to respond to the site and its context.
- Promote a high standard of urban design and architecture in residential aged care facilities.

While the proposal is for a retirement village rather than residential aged care facility (which have separate categorisations under the Planning Scheme), the above clause is still considered to provide guidance for this application.

Clause 18 Transport

Clause 18.01-1S (Land use and transport planning) has a strategy to plan urban development to make jobs and community services more accessible by ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.

Clause 18.02-4S (Car parking) seeks to ensure an adequate supply of car parking that is appropriately designed and located. It has strategies that encourage the design and location of car parking to protect the amenity of the locality, enable easy and efficient use and achieve a high standard of urban design.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)**Local Planning Policy Framework**

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies. The MSS is contained within Clause 21 of the Scheme. The MSS at **Clause 21.02 (Municipal Profile)** notes the following:

- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
- *Whilst there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).*

Clause 21.03(A Vision for Greater Dandenong) outlines Greater Dandenong as being a municipality where housing diversity and choice is promoted in its various attractive neighbourhoods.

The objectives and strategies of the MSS are under four (4) main themes including: land use; built form; open space and natural environment; and infrastructure and transportation (considered individually under Clauses 21.04 to 21.07). Of particular relevance to this application are **Clauses 21.04 (Land Use)** and **21.05 (Built Form)**, including the following subclauses:

Clause 21.04-1 (Housing and community), which includes the following:

- *Greater Dandenong's population is expected to rise by 22 percent, from 147,000 to 179,000 in the decade to 2024, placing pressure on transport networks, infrastructure, services and public open space.*
- *Approximately 9,950 new households will need to be accommodated across the municipality by 2024 (Greater Dandenong Housing Strategy 2014-2024).*
- *Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.*
- *Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.*
- *Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.*
- *Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.*

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- *Encourage new residential development that incorporates adequate space for the planting and the long-term viability and safe retention of canopy trees.*
- *Respecting the valued, existing neighbourhood character within incremental and minimal change areas.*
- *Requiring medium-density developments to be site and locality responsive and to respect existing and proposed neighbourhood character.*

Clause 21.05-1 (Urban design, character, streetscapes and landscapes) contains the following relevant objectives and strategies:

- *To facilitate high quality building design and architecture.*
 - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
 - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
 - *Encourage innovative architecture and building design.*
- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
 - *Promote views of high-quality landscapes and pleasing vistas from both the public and private realm.*
 - *Promote all aspects of character – physical, environmental, social and cultural.*
 - *Encourage planting and landscape themes, which complement and improve the environment.*
 - *Encourage developments to provide for canopy trees.*
 - *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To protect and improve streetscapes*
 - *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
 - *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*
- *To ensure landscaping that enhances the built environment*
 - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
 - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*

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Clause 22.06 (Environmentally Sustainable Development) applies throughout the City of Greater Dandenong to residential and non-residential development that requires a planning permit in accordance with specified thresholds. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Clause 22.09 (Residential Development & Neighbourhood Character Policy) contains the following objectives at Clause 22.09-2:

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*
- *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*
 - *Achieve high quality internal amenity and private open space outcomes for future residents;*
 - *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
 - *Promote public realm safety by maximising passive surveillance.*
 - *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
 - *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
 - *Achieve environmentally sustainable design outcomes;*
 - *Use quality, durable building materials that are integrated into the overall building form and façade; and*
 - *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*

An assessment against Clause 22.09 is included as Attachment 3.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

Particular Provisions

Clause 52.06 Car Parking

Clause 52.06 (Car Parking) needs to be considered to determine the appropriateness of the car parking provision of the development. The purpose of this Clause is:

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The table at Clause 52.06-5 sets out the car parking requirement that applies to the use of land for a Retirement Village. For the purpose of calculating this requirement, the land is within the Principal Public Transport Network (PPTN) area, which results in no visitor spaces being required. One car parking space is required to each one or two bedroom dwelling.

An application must meet the Design Standards for car parking included at Clause 52.06-9, unless the Responsible Authority agrees otherwise.

An assessment against Clause 52.06 is included as Attachment 4.

Clause 55 Two or more dwellings on a lot and residential buildings

Clause 55 (Two or more dwellings on a lot and residential buildings) has a number of purposes, including:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

The clause contains a number of objectives to achieve the desired outcomes and it applies to applications to construct two or more dwellings on a lot and residential buildings. As this application is for a retirement village, the provisions of Clause 55 do not apply.

However, an assessment against relevant parts of this clause has been undertaken for reference purposes and is provided in the assessment section below.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)**General Provisions**

Clause 65 (Decision Guidelines) needs to be considered, as is the case with all applications. For this application, the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This clause outlines the requirements that the responsible authority must consider when determining the application.

Proposed Planning Scheme Amendments

There are no proposed Planning Scheme amendments relevant to this application.

Restrictive Covenants

There are no covenants or other restrictions that apply to the land.

Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. In accordance with the commitment in Council's Annual Plan, all applications are considered on their merits.

Strategic Objective 4 (A city planned for the future) is of particular relevance to this application, with strategies that include the need to ensure that both private and new developments are site responsive, innovative, and achieve high quality urban design and environmentally sustainable outcomes

Diversity (Access & Equity)

It is not considered that the proposal raises any diversity issues affecting the planning assessment of this application.

Community Safety

It is considered that there would be no adverse community safety implications in permitting the proposal subject to strict conditions on any planning permit issued.

Safe Design Guidelines

Consideration of the relevant requirements of these Guidelines has been undertaken within the assessment of this application.

Referrals**External**

Pursuant to Section 55 of the *Planning and Environment Act 1987*, the application was externally referred to Melbourne Water. Melbourne Water had no objections, subject to conditions.

Notice of the application was provided to EPA Victoria pursuant to section 52 of the Act. No objection was received subject to conditions.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

Internal

The application was referred to a number of Council departments for their consideration. The comments provided have been considered in the assessment of the application and a summary is provided below:

Department	Response
Asset Planning	No objection subject to conditions
Building	No objection subject to conditions
Bushland and Garden	No objection subject to conditions
Civil Development	No objection subject to conditions
Sustainability	No objection subject to conditions
Transport	No objection subject to conditions
Urban Design	No objection subject to conditions
Waste	No objection subject to conditions

Advertising

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land; and
- Placing two (2) signs on site facing Clarke Road.

The notification has been carried out correctly and Council has received three (3) objections to date.

Consultation

A consultative meeting was held on 18 April 2018, with the applicant, objectors and Council representatives in attendance. Whilst the issues were discussed at length, there was no resolution and the objections/submissions remain as received.

Summary of Grounds of Submissions/Objections

The objections are summarised below (**bold**), followed by the Town Planner's Response (in *italics*).

- **Lack of adequate time to respond to notice of application**

Notice of the application was provided in accordance with the requirements of the Planning and Environment Act 1987.

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- **Loss of privacy**

While the development will result in a significant change along the eastern interface with the neighbouring townhouses, it does not result in any unreasonable privacy or overlooking impacts. All balconies and windows of the proposed development are located more than 9 metres away from existing habitable room windows, which complies with the standards of Clause 55. While the neighbouring private open space will be within 9 metres, it is managed and minimised via proposed landscaping and existing vegetation, the orientation of balconies, where possible, to avoid overlooking into private open space, and the installation of new 1.5-metre-high paling fencing along the boundary. To further manage overlooking on the eastern interface, conditions of any permit will require the boundary fencing be increased in height; balconies to incorporate screening, and windows to incorporate screening/obscure glazing, where appropriate.

- **Overshadowing**

The development complies with the overshadowing standards of Clause 55, with no significant overshadowing of any existing buildings or private open space. Based on the proposed development being to the west and south-west of the neighbouring townhouses, overshadowing is prevented throughout much of the day. Where overshadowing does occur, it is limited to only a small area in the afternoon and covers mostly the common driveway and parking areas.

- **Land use conflict with adjacent place of worship**

Subject to conditions, the use of land for a retirement village next to a place of worship/assembly is not considered incompatible, with such outcomes being common throughout residential areas. Both uses respond to community needs and expectations and there is benefit in these uses being within residential areas.

Assessment

The application proposes the use and development of the site for a three (3) storey Retirement Village on vacant land zoned General Residential and partially subject to the Special Building Overlay. Under these provisions, a planning permit is required for both the use of land for a Retirement Village and to construct a building and carry out works.

The key considerations of this application relate to:

- The use of the land;
- The design and built form of the development;
- The sustainability and energy efficiency of the development;
- The impact on vegetation;
- The impact of the Special Building Overlay;
- The impact of the nearby former landfill; and
- The provision of car parking, bicycle facilities and loading/unloading areas.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)The use of the land

While the General Residential Zone has a purpose to encourage housing growth and housing diversity, it is notable that unlike some other residential activities, the use of land for a Retirement Village is a 'Section 2' use that requires a planning permit. This demonstrates the importance placed on ensuring that proposals to use land for a retirement village are appropriate in terms of matters such as their compatibility with the surrounding area, their scale and intensity, their ability to meet community needs, and their impact on car parking and traffic.

The site and surrounding area forms part of a triangular-shaped section of land bounded by Spring Valley Park to the north, Clarke Road to the west, Springvale Road to the east, and the intersection of Springvale Road-Westall Road Extension to the south.

This triangle area does not act as a 'typical' residential area, with land on the west side of Clarke Road zoned Green Wedge and formerly used as a landfill, land to the north and north-east of the subject site used for places of worship, land to the south used for aged care facilities and land to the south-east used for an indoor sports facility. Other uses within this area include a service station, child care centre, veterinary clinic and warehouse. For the standard residential uses that do exist in the area, they are mostly accommodated within multi-dwelling developments, with access from either Clarke Road or Springvale Road.

The varied pattern of use and development delivers benefits for the subject site. The site is buffered from the northern adjacent site due to the neighbouring existing car park, the land to the west is vacant and undeveloped, and the site to the south is considered less sensitive as the operator is the applicant for this current application and it also serves a similar function as it is used for an aged care facility.

While this leaves one sensitive residential interface to the east, the extent of this interface is minimised due to the shape of the site, which narrows considerably towards its rear. As such, the two adjoining dwellings along the western interface will face a combined 9 residential units (3 units per floor) of the retirement village.

The locational attributes support the establishment of a retirement village on the subject site as its amenity impacts are minimised and it makes a contribution to the growth and diversity of housing that is encouraged by the General Residential Zone. The site benefits from existing infrastructure, delivers a surplus to the number of car parking spaces required and its access from Clarke Road does not have significant exposure to sensitive interfaces. Additionally, both the northern end and southern end of Clarke Road are controlled intersections (either signalised or roundabout), which helps to increase safety for vehicles accessing the site.

The wider locational attributes also support the proposal, with the Springvale Activity Centre located within approximately 2 kilometres of the site, and a number of other services and facilities in proximity to the site, including parks and reserves (within approximately 200 metres), bus stops (50 metres), medical centres (700 metres) and sporting grounds (800 metres).

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

While the introduction of a new land use creates the potential for additional conflict, the lack of any uniform character and the pattern of use and development makes the site well-suited for the proposed use. The land use is also complementary to the aged care facility to the south and consistent with the residential zoning of the site. However, there is some concern regarding the potential for noise conflict between the existing places of assembly to the north and north-east and the proposed retirement village, especially at times when festivals are being celebrated.

While regular, the festivals do not happen on a scale or frequency to make the two uses so incompatible they cannot sit alongside each other. The places of assembly have operated alongside existing residential dwellings for some time. It is considered that the potential noise conflict can be managed via conditions for an acoustic assessment and noise attenuation measures. With such conditions in place, the two land uses are not considered to be incompatible. Indeed, places of assembly, such as halls and places of worship, are common features throughout residential areas.

Overall, the proposal benefits from its location within a residential area and delivers on the Planning Scheme's objectives for housing diversity and choice in order to respond to the changing needs of households and allow people to age in their existing communities.

The design and built form

The varied pattern of use and development of the area helps to provide justification for the large size and scale of built form being proposed. While the three-storey building results in a maximum height of 10.89 metres and has a large building footprint, this is considered appropriate when regard is given to the existing development to the north and south of the site and the design and landscaping measures to be incorporated as part of the proposed development.

The existing aged care facility to the south has a maximum height of 10.25 metres and an existing pagoda structure associated with the place of assembly to the north has a maximum height of 14 metres. The residential development to the east features townhouses with a height of two storeys. The General Residential Zone specifies a maximum height of 11 metres, and while this only applies to residential buildings and dwellings (and not retirement villages), it is noted that the proposed development is within the specified height.

A further sign of consistency with the General Residential Zone is the application's compliance with garden area requirements. Under Clause 32.08-4 of the zone, 35 per cent of the site is to be set aside as 'garden area' when constructing a dwelling or residential building. While this clause does not apply to the construction of a retirement village, the proposal achieves 37 per cent garden area, which exceeds the garden area requirements.

The proposed development has relatively even floor areas and boundary setbacks across all floors of the building. While such an approach can exacerbate impacts of visual massing and bulk, it is considered that the proposal has incorporated a number of design and landscaping measures to address these visual impacts. This includes:

- The building is generally centrally positioned to help minimise its presence to the streetscape and adjoining properties;

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

- The elevations of the building include a range of materials, colours and finishes to provide contrast, articulation and visual interest;
- The presence of blank walls is significantly reduced through the use of windows and balconies on all elevations; and
- The development includes significant ground level landscaping and additional areas of landscaping on upper levels such as the first floor terrace and planter boxes on selected balconies;

Clause 55 (Two or more dwellings on a lot and residential buildings)

The acceptability of the building is also reinforced by an assessment against Clause 55 (Two or more dwellings on a lot and residential buildings). This clause contains a number of objectives to achieve desired residential outcomes, and while it does not apply to applications for retirement villages, it provides a useful guide. In all cases, the development either meets the applicable standards in order to achieve the objective or provides an alternative design response to achieve the objective.

The development achieves integration with the street through the street-facing building orientation combined with pedestrian and vehicle links and blockwork front fencing with perforated screens to provide for a level of transparency and street activation and surveillance. The minimum building setback of 8.86 metres from the Clarke Road boundary is considered appropriate given the varied pattern of development of the surrounding area and lack of established setback patterns.

Its appearance to the street is enhanced through landscaping and other design techniques that improve the presentation of the site. This includes minimal change to the access arrangements to the site, with the two existing vehicle crossings being replaced with two new crossings of a similar size and representing only to only 9 per cent of the site's Clarke Road frontage, leaving the remaining frontage available for landscaping.

With the building footprint covering approximately 44 per cent of the site, the development is well within the prescribed standard of 60 per cent and open space provided on site is accessible, useable and provides an outlook for residents both within the retirement village and external to the site.

Overshadowing of the sensitive residential site to the east is prevented throughout much of the day due to the development being sited to the west and south-west. Where overshadowing does occur, it is limited to only a small area in the afternoon and covers mostly the common driveway and parking areas.

Similarly, overlooking is also mostly avoided due to the siting of the development and its reduced number of sensitive interfaces. Where there is potential for overlooking, this is managed by measures such as new fencing, orientation of building features, existing and proposed landscaping and locating windows and balconies more than 9 metres from existing habitable windows and private open space. To further manage overlooking on the eastern interface, conditions of any permit will require the boundary fencing be increased in height, balconies to incorporate screening, and windows to incorporate screening/obscure glazing, where appropriate.

Clause 22.09 (Residential Development & Neighbourhood Character Policy)

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A final consideration relates to Clause 22.09 (Residential Development & Neighbourhood Character Policy), which applies to all residential development requiring a planning permit in a Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone. This policy provides guidance to manage the evolution of residential neighbourhood character throughout Greater Dandenong into the future and an assessment against this clause is provided at Attachment 3.

In summary, the assessment against Clause 22.09 shows compliance with the overall direction and intent of the policy. There are some areas of non-compliance, however this is expected as the policy is directed at more traditional forms of residential development (such as residential buildings and dwellings).

The use of land for a retirement village is inevitably going to result in a different built form outcome than the use of land for a dwelling (or multiple dwellings). Despite representing a divergence from the preferred character, the site is not located in a traditional residential setting, and the built form appropriately reflects the mixed pattern of use and development of the surrounding area while incorporating a high standard of design and measures to respond to the sensitive interfaces of the site and address the relevant objectives of Clause 55.

While the preferred character of Clause 22.09 consists of medium density development with dwellings having their own footprint, the established character and pattern of development in the surrounding area provides a different physical character context. Based on these established conditions, the design and siting of the proposal is considered appropriate, with the development reflecting the diverse built form of the area while incorporating appropriate design measures, setbacks, heights, scale and massing to minimise visual and amenity impacts where sensitive interfaces do exist.

The site context and the ability of the proposal to provide substantial landscaping along boundaries are significant in combining to support the height of the proposal, which at 3 storeys (or 10.89 metres maximum) is one storey above the preferred building height of 2 storeys.

The height of the proposed development compares favourably against the heights of other nearby buildings, with the extended section of the aged care facility to the south having a maximum height of 10.43 metres, a pagoda structure on the site to the north having a maximum height of 14.00 metres, the indoor sports centre to the south-east having a maximum height of approximately 11.00 metres and a shrine building on the site to the north-east having a maximum height of 23.00 metres and associated pagoda building (under construction) having a height of 45.00 metres.

The development incorporates building setbacks of at least 4-5 metres along the northern-eastern, western (Clarke Road) and part of the southern boundaries, but this is increased in many places due to the shape and layout of the building footprint. This landscaping is capable of accommodating significant landscaping, including canopy trees, with the submitted landscape plans showing the planting of a number of large evergreen canopy trees throughout, as well as vertical landscaping elements through the use of balcony planters.

Each elevation contains a range of materials and finishes to help reduce the mass of the building and its perceived height, and while the building will represent a substantial increase in built form, it is not unlike the surrounding buildings and does not interfere with any identified landscape, gateways or sightlines.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

Overall, the proposed development takes advantage of the significant opportunities of the site and its relatively low level of constraints, while providing a significant improvement to the existing conditions of the site and delivering housing choice and diversity.

The sustainability and energy efficiency of the development

In accordance with Clause 22.06 (Environmentally Sustainable Development), the applicant has submitted a Sustainable Management Plan to demonstrate how the proposal meets the relevant sustainability policy objectives of the Planning Scheme.

In summary, the development achieves a BESS score of 62 per cent, which indicates best practice across 9 environmental categories. The key sustainable design initiatives incorporated into the project include:

- 30kW rooftop solar photovoltaic array;
- Centralised solar hot water system;
- Rainwater harvesting system for toilet flushing and irrigation; and
- High-performance glazing and energy efficient building services, appliances and fixtures.

The development also incorporates a number of other measures to deliver on sustainability outcomes, including maximising the number of north-facing living units and by providing communal open space areas on the north side of the building. The proposal also exceeds the permeability requirements of Clause 55.03-4, with 36 per cent of the site covered by permeable surfaces, which is well in excess of the minimum 30 per cent requirement.

The application has also received conditional support from Council's Sustainability Planner.

The impact on vegetation

The site is mostly cleared, with areas of existing vegetation clustered in the site's south-west corner and along the eastern rear boundary. A planning permit is required under Clause 52.17 for the removal, destruction or lopping of any native vegetation.

The submitted arborist report states that there are no high value trees on the site, with one tree rated higher than 'Low-Moderate' arboricultural retention value. There are also a number of neighbouring trees close to the boundary. These neighbouring trees are not expected to be impacted upon as their tree protection zones do not extend within the subject site.

The only native trees on site are along the eastern boundary and these are not proposed to be removed. All other existing trees, being only a limited number, on the site are proposed to be removed where their arboricultural value is either rated as either none, low or low-moderate.

The proposed landscape plan will provide substantial re-planting throughout the site and along perimeter boundaries.

The application has also received conditional support from Council's Arborist.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)The provision of car parking, bicycle facilities, loading/unloading areas and storage facilities

Vehicle access to the site is via two (2) proposed crossovers from Clarke Road, with the combined width of these crossovers being only 9 per cent of the site's Clarke Road frontage. The two crossovers are appropriately spaced and not expected to result in any adverse visual or pedestrian impacts. The majority of the frontage to Clarke Road will remain available for landscaping.

Car parking is limited to being within the front setback and the southern side of the site. Under the Planning Scheme, 57 car parking spaces are required to be provided and the application exceeds this with a total of 68 spaces.

The front car park is setback 1.906 metres from the frontage and covers the majority of the southern corner of the site; although a condition of permit will request additional landscaping to be provided within the car park area.

For a retirement village, there are no requirements listed at Clause 52.34 (Bicycle Facilities) but the application provides racks for a total of four bicycle spaces in the undercover car park area, and rack for a total of 8 visitor bicycle externally.

A loading zone and bin store are located together centrally within the car park and 51 storage cages are located throughout the car park, mostly in the car park to the south-east side of the site but some storage cages are located within the front setback. The storage cages within the front setback and along the southern boundary are not considered to represent an adequate outcome in terms of visual appearance, accessibility and convenience and therefore a condition is recommended to remove or relocate all storage cages out of these areas.

The impact of the Special Building Overlay

The site is partially affected by the Special Building Overlay, which applies to land near the eastern boundary, and identifies urban areas liable to inundation by overland flows from the urban drainage system.

While the majority of the development is located outside of the overlay area, the proposed new paling fencing along this boundary is within the area, and requires a planning permit under clause 44.05-2.

The proposed fencing is considered acceptable within the Special Building Overlay area as it replaces an existing fence and extends existing fencing that is also within the overlay area. The application has also been referred to Melbourne Water, which had no objection, subject to conditions.

The impact of the nearby former landfill

The site is located within proximity of former landfill sites, with the closest being the Clarke Road and Spring Road sites to the east and north of the subject site respectively. Due to this, the applicant was initially requested to provide an environmental audit as part of Council's further information request to assess the nature and extent of harm posed by these landfill sites. This requirement was later deleted by VCAT on the basis that this information could be requested as a condition of any planning permit.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

Notice of the application was provided to the EPA, which did not object to the application subject to conditions that included the requirement for an environmental audit be undertaken before any works commence.

Based on the above, the impacts of the former landfill cannot be fully ascertained until further assessment is undertaken. However, consistent with EPA advice and the findings of VCAT, it is considered that a permit could be issued subject to the requirements for further assessment to be undertaken, and for any development to be in accordance with the findings of the assessment.

Conclusion

The application has been assessed against the relevant sections of the Greater Dandenong Planning Scheme, including the Planning Policy Framework and Local Planning Policy Framework, Municipal Strategic Statement and Clause 65.

Based on the above, the proposal should be supported subject to conditions.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as Lot 1 PS742704, 173-191 Clarke Road, Springvale South, for the use and development of the site for a three (3) storey Retirement Village in accordance with the plans submitted with the application subject to the following conditions:

- 1. Prior to the endorsement of plans, one (1) copy of amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works may be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:**
 - 1.1. Separate elevation drawings for each distinct orientation of the building, including detailed materials, finishes and colours schedule, with external wall materials to be non-combustible;**
 - 1.2. The removal of all storage cages on the south/south-east side of the site, including those along the boundary and at car spaces;**
 - 1.3. Elevations of storage cages, with storage doors able to be opened without impeding on the use of the adjoining carparks;**
 - 1.4. Details of heights and types of all boundary fencing, with fencing along northern boundary to be 1.7 metres in height and fencing along the eastern boundary to be 1.9 metres in height.**
 - 1.5. External lighting for accessways, pedestrian walkway, building entrances and car parking areas;**

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

- 1.6. Details of all external privacy screens, including their transparency, and the location of all rooftop plant and equipment, along with measures to screen their visibility;**
- 1.7. An integrated architectural treatment for the blank wall façade of the cinema/spa/steam frontage behind the sunken planter areas and the blank wall façade of the admin/WC/craft frontage;**
- 1.8. Identify the easement along the rear boundary, delete the proposed sign along the front boundary and provide a note that relocation of the electricity pole is subject to approval from the relevant authority**
- 1.9. Screening of east-facing windows and balconies of units 21, 22, 23, 44, 45 and 46 in accordance with Standard B22 of Clause 55.04-6, and additional measures or diagrams to ensure the privacy of units 16, 17 and 18 from the common terrace area;**
- 1.10. Details of any measures and recommendations required in the endorsed Acoustic Assessment; and**
- 1.11. Access to the site to have a corner splay or area at least 50 percent clear of visual obstructions, designed in accordance with Clause 52.06-9 of the Greater Dandenong Planning Scheme.**

When approved, these plans will be endorsed and will form part of this permit.

- 2. Prior to the endorsement of plans, one (1) copy of an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:**
 - 2.1. Plans to accord with Condition 1 of this permit;**
 - 2.2. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
 - 2.3. Details of the proposed layout, type and height of fencing;**
 - 2.4. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

- 2.5. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**
- 2.6. Clearly identify all existing vegetation to be retained and removed;**
- 2.7. Include an appropriate 'climber' planting species to for the arbour structures; and**
- 2.8. Additional landscaping within the front car park area and storage cage spaces.**

When approved, the amended landscape plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.

- 3. Prior to the endorsement of plans, a Parking Management Plan must be submitted to and approved by the Responsible Authority identifying:**
 - 3.1. The intended users for each parking bay; and**
 - 3.2. Measures to control the allocation of car parking spaces, such as signage and line-marking.**
- 4. Prior to the endorsement of plans, an Acoustic Assessment of the development must be submitted to and approved by the Responsible Authority. The assessment must be prepared by a suitably qualified acoustic engineer to the satisfaction of a Responsible Authority and must detail recommended treatments of the development and/or the adoption of appropriate measures to ensure that:**
 - 4.1. Noise emissions from the development (including the operation of plant, transmission of noise between dwellings and the use of the car park) do not impact adversely on the amenity of occupants within the development and neighbouring properties; and**
 - 4.2. Noise emissions from the adjoining places of worship / places of assembly, including at times of festivals and events, do not impact adversely on the amenity of the occupants within the development.**

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

- 5. Before the commencement of works (other than works required to comply with this condition), the owner of the land must to the satisfaction of the Responsible Authority:**
 - 5.1. Engage an environmental auditor appointed under section 53S of the Environment Protection Act 1970 to prepare and submit to the satisfaction of the responsible authority a scope of the proposed audit which includes consideration of both landfill gas and odour risk;**
 - 5.2. Have the environmental auditor conduct an audit under section 53V of the Environment Protection Act 1970 in accordance with the agreed scope;**
 - 5.3. Implement any recommendations of the audit report; and**
 - 5.4. If the risk assessment report or audit report requires ongoing management or monitoring, the owner must enter into an agreement under section 173 of the Planning and Environment Act 1987 with the responsible authority requiring the implementation of any ongoing requirements.**
- 6. Before the development starts, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Construction Management Plan must address, but is not limited to:**
 - 6.1. Hours of construction, control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints;**
 - 6.2. All Traffic Management Plans for the site demolition, excavation, deliveries and other construction related activities that will affect vehicle and pedestrian traffic;**
 - 6.3. The location of all areas on-site and off-site to be used for construction staff parking;**
 - 6.4. A Parking Management Plan for all associated construction vehicles;**
 - 6.5. All site sheds, portable toilet, storage and materials, etc. must be confined to the land;**
 - 6.6. The covering and maintenance of all roads/storage areas/external stockpiles/or vacant areas to avoid dust nuisance to any residential and commercial premises;**
 - 6.7. A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways;**
 - 6.8. No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the land;**

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

- 6.9. The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the land; and**
- 6.10. The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the land; and**
- 6.11. No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system.**

When approved, the Construction Management Plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

- 7. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 8. Before the development starts, tree protection fencing must be installed around all trees to be retained within the site and all street trees adjacent to the site on Clarke Road. Tree protection must be undertaken in accordance with AS4970-2009 and the submitted Arboricultural Assessment & Report (prepared by Glenn Waters and dated 15 September 2017). The tree protection measures must be inspected by Council before the development starts.**
- 9. The use and development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.**
- 10. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 11. Except with the prior written consent of the Responsible Authority, the approved buildings must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 12. Except with the prior written consent of the Responsible Authority, before the development is occupied:**
 - 12.1. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority;**
 - 12.2. Access to the site and any associated roadwork must be constructed;**

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)**12.3. All parking areas and accessways must be:**

- 12.3.1. Constructed and available for use in accordance with the plan approved by the responsible authority;**
- 12.3.2. Formed to such levels and drained so that they can be used in accordance with the plan; and**
- 12.3.3. Line-marked or provided with some other adequate means of showing the car parking spaces**

12.4. All piping and ducting above the ground floor storey of the building, except downpipes, must be concealed;**12.5. All obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used;****12.6. All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed;****12.7. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed; and****12.8. A report from the author of the endorsed Sustainability Management Plan, or similarly qualified person or company, must be submitted to the Responsible Authority.**

The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the endorsed Sustainability Management Plan have been implemented in accordance with the approved Plan.

All to the satisfaction of the Responsible Authority.

13. The Retirement Village must be operated and managed in accordance with the Retirement Villages Act 1986, or as amended.**14. The development must be undertaken in accordance with the approved Sustainability Management Plan to the satisfaction of the Responsible Authority. No alterations to the SMP may occur without the prior written consent of the Responsible Authority.****15. The Waste Management Plan endorsed under this permit must be implemented to the satisfaction of the Responsible Authority.****16. The development must be constructed in accordance with the requirements and recommendations of the approved Acoustic Assessment to the satisfaction of the Responsible Authority.**

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

17. Except with the prior written consent of the Responsible Authority or as otherwise allowed by this permit, no vegetation shown on the endorsed plans to be retained may be felled, lopped, topped, ringbarked or otherwise destroyed or removed, unless hazardous.
18. Provision must be made for the drainage of the site, including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.
19. The connection of the internal drainage infrastructure to the legal point of discharge must be to the satisfaction of the Responsible Authority.
20. No buildings or works may be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
21. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
22. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
23. Any changes to external boundary fencing required for under this development shall be constructed at the cost of the owner, to the satisfaction of the Responsible Authority.
24. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
25. In areas set aside for car parking, measures must be taken to prevent damage to fences or landscaping areas, all to the satisfaction of the Responsible Authority.
26. The car parking area must be lit if in use of hours of darkness, and all lights must be designed, fitted with suitable baffles and located to prevent any adverse effect on adjoining land, all to the satisfaction of the Responsible Authority.
27. The operator under this permit must make all reasonable attempts to ensure that no vehicle under the operators control, or the operator's staff, are parked in the streets nearby, all to the satisfaction of the Responsible Authority.
28. The operator under this permit must make all reasonable endeavours to ensure that all vehicles entering and exiting the site do so in a forward direction, all to the satisfaction of the Responsible Authority.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

29. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.
30. The car parking provided on the land must always be kept available for its intended purpose at all times in accordance with the Parking Management Plan provided. No measures must be taken to restrict access to the car park.
31. The loading and unloading of goods from or to vehicles must only be carried out on the land within the designated loading bay and must not disrupt the circulation and parking of vehicles on the land, all to the satisfaction of the Responsible Authority.
32. The site operator must endeavour to prevent vehicles queuing on arrival along the public access road. Accordingly, access/driveways/roadways/aisles providing access to loading areas on-site must not be gated during operating hours without appropriate management measures or suitable queuing space on site, all to the satisfaction of the Responsible Authority.
33. The site shall be kept in a neat and tidy condition at all times, all to the satisfaction of the Responsible Authority.
34. The amenity of the area must not be detrimentally effected by the use or development on the land, through the:
 - 34.1. Transport of materials, goods or commodities to or from the land;
 - 34.2. Appearance of any building, works or materials;
 - 34.3. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and
 - 34.4. Presence of vermin.All to the satisfaction of the Responsible Authority.
35. No plant, equipment, services or architectural features other than those shown on the endorsed plans shall be constructed or located above the roof level of the buildings.
36. All plant and equipment must be installed and located so that it does not adversely affect the amenity of the area due to the emission of noise, to the satisfaction of the Responsible Authority.
37. Service units, including air conditioning/heating units, must not be located on any balcony areas or where they will be visible from any public area.
38. All glazing must at all times be maintained to the satisfaction of the Responsible Authority.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

- 39. All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.**
- 40. All external lighting on the land must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused beyond the boundaries of the land.**
- 41. Bins or other receptacles for any form of rubbish or refuse must not be placed or allowed to remain in view of the public, and unreasonable smell must not be emitted from any such receptacle.**

Melbourne Water Conditions:

- 42. Prior to the issue of a Occupancy Permit, the Owner must enter into an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways. The agreement will provide for the provision of drainage works and other associated matters to the satisfaction of Melbourne Water.**
- 43. This permit will expire if:**
 - 43.1. The development or any stage of it does not start within two (2) years of the date of this permit; or**
 - 43.2. The development or any stage of it is not completed within four (4) years of the date of this permit; or**
 - 43.3. The use does not commence within two (2) years of the completion of the development; or**
 - 43.4. The use is discontinued for a period of two (2) years.**

Before the permit expires or within six (6) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- 43.5. The request for the extension is made within twelve (12) months after the permit expires; and**
- 43.6. The development or stage started lawfully before the permit expired.**

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

Permit Notes:

A Vehicle Crossing Permit must be obtained from Council prior to construction of the vehicle crossings.

An Asset Protection Permit must be obtained from Council prior to the commencement of any buildings and works

Any works undertaken within the road reservation and easements will require the developer to obtain a civil works permit from Council.

Building approval may be required prior to the commencement of any buildings and works.

Prior to the erection of any advertising signs on the land, consultation should be made with officers of the Planning Department to determine the relevant Planning Scheme controls.

Prior to drainage plans being approved, a plan checking fee of 0.75% and supervision fee of 2.5% of the estimated cost of works is to be paid to Council.

Prior to the final design being completed, the applicant should consult with Council's Infrastructure Planning Department in regard to the legal point of discharge for the site.

No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 173-191 CLARKE ROAD,
SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLN17/0764)**

ATTACHMENT 1

SUBMITTED PLANS

PAGES 18 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

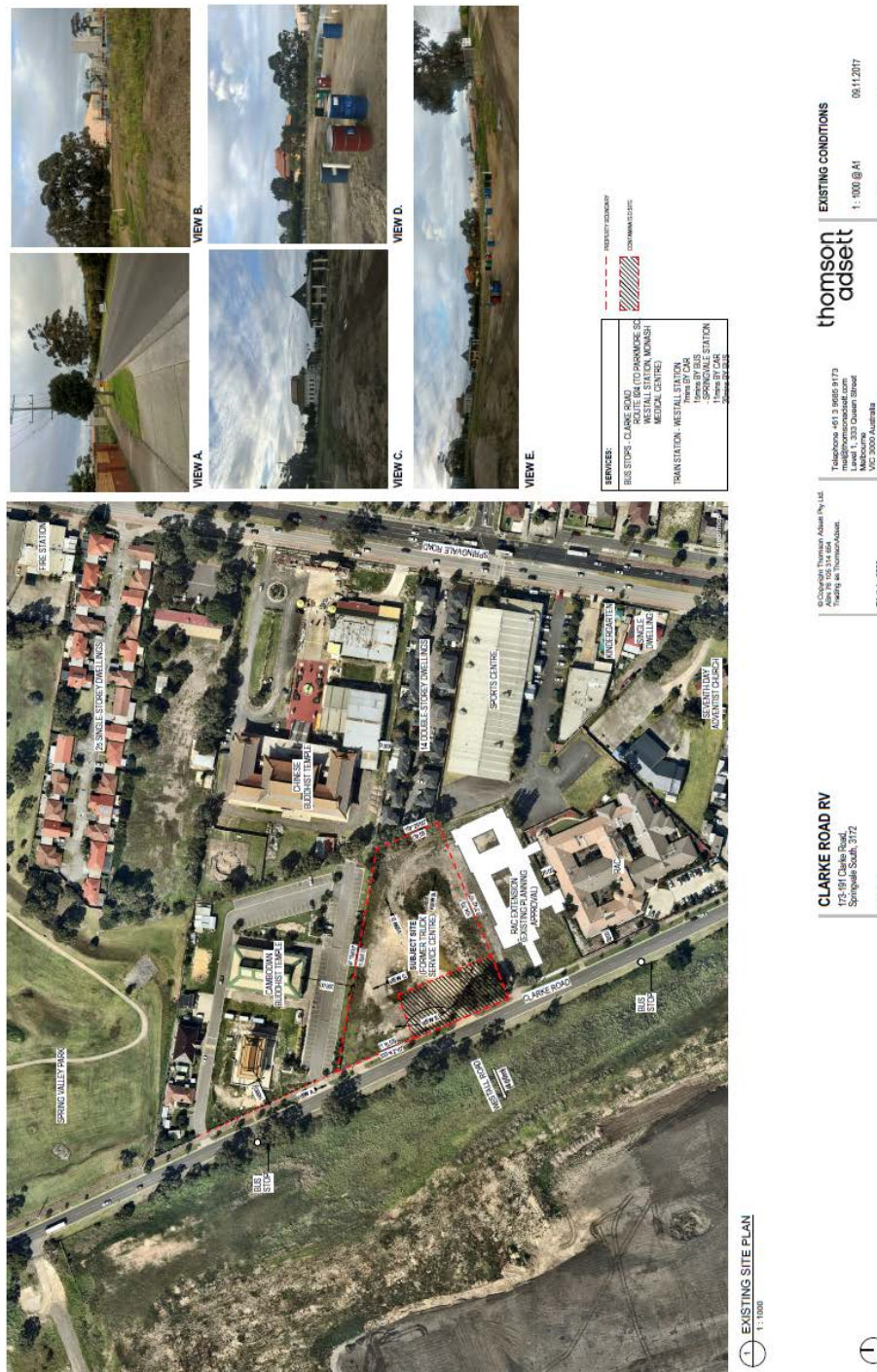
2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

RETIREMENT LIVING UNITS
JAPARA
173-191 CLARKE ROAD,
SPRINGVALE SOUTH, 3172, VICTORIA

DRAWING LIST - TOWN PLANNING	
17-00	COVER SHEET
17-01	EXISTING CONDITIONS
17-02	SITE PLAN
17-03	LANDSCAPE PLAN
17-04	WEST ELEVATION
17-05	SECOND FLOOR PLAN
17-06	ROOF PLAN
17-07	TYPICAL UNIT LAYOUTS
17-08	SECTION NORTH
17-09	ELEVATION NORTH & SOUTH
17-10	SECTION
17-11	UT VIEWS
17-12	SECTION
17-13	SECTION
17-14	SECTION
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2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)



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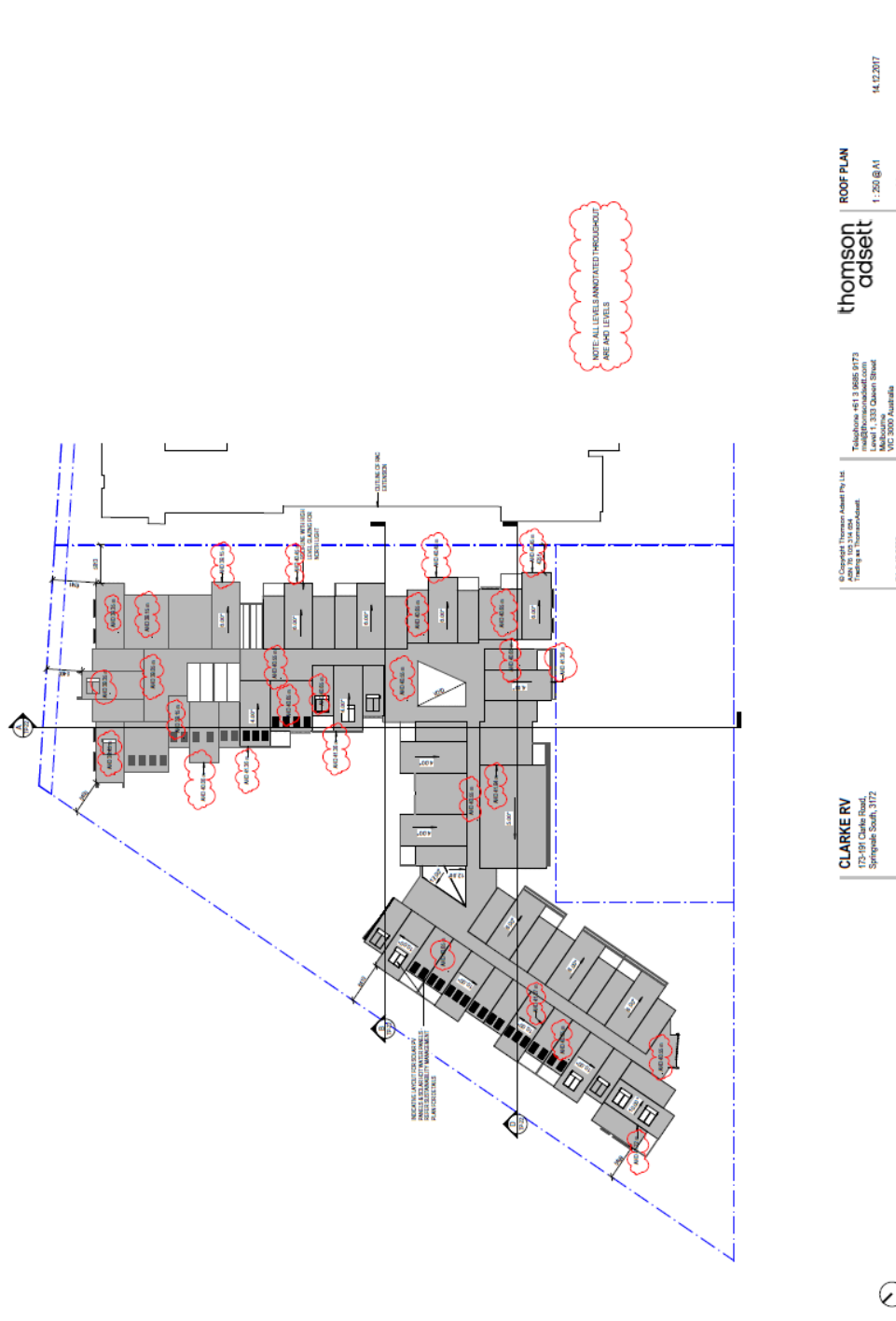




ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)



2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)



CLARKE ROAD RV
173-191 Clarke Road,
Springvale South, 3172

thomson
adsett

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1800 017 973
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VIC 3000 Australia
thomsonadsett.com.au

TYPICAL UNIT LAYOUTS
1:50 @ 41
TP-15
REV. 5

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)



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TYPICAL UNIT LAYOUTS
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TP-16
06.11.2017
REV. 1

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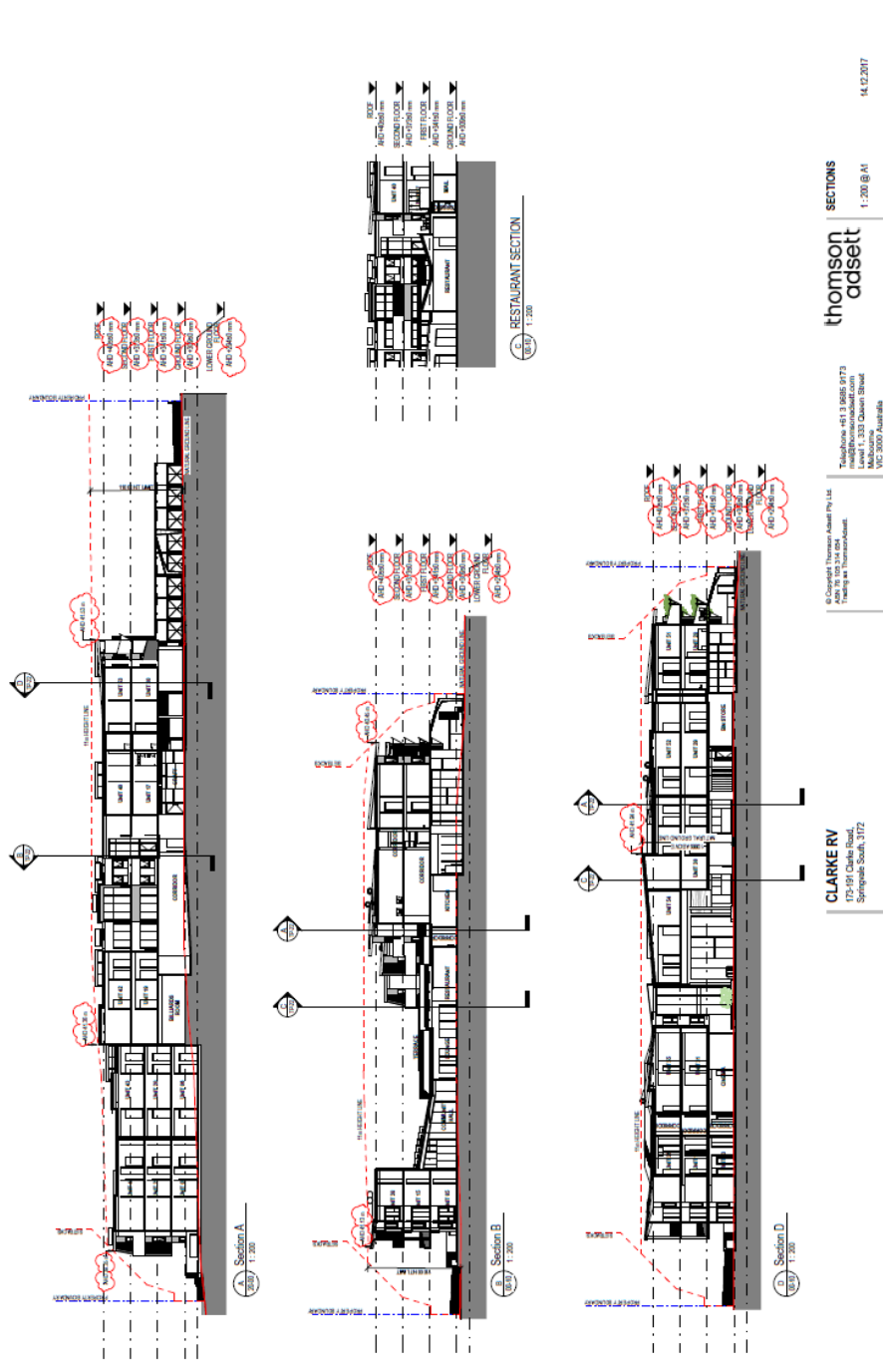
CLARKE ROAD RV
173-191 Clarke Road,
Springvale South, 3172
J020301

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)





ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)



2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)



2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)





2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 173-191 CLARKE ROAD,
SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLN17/0764)**

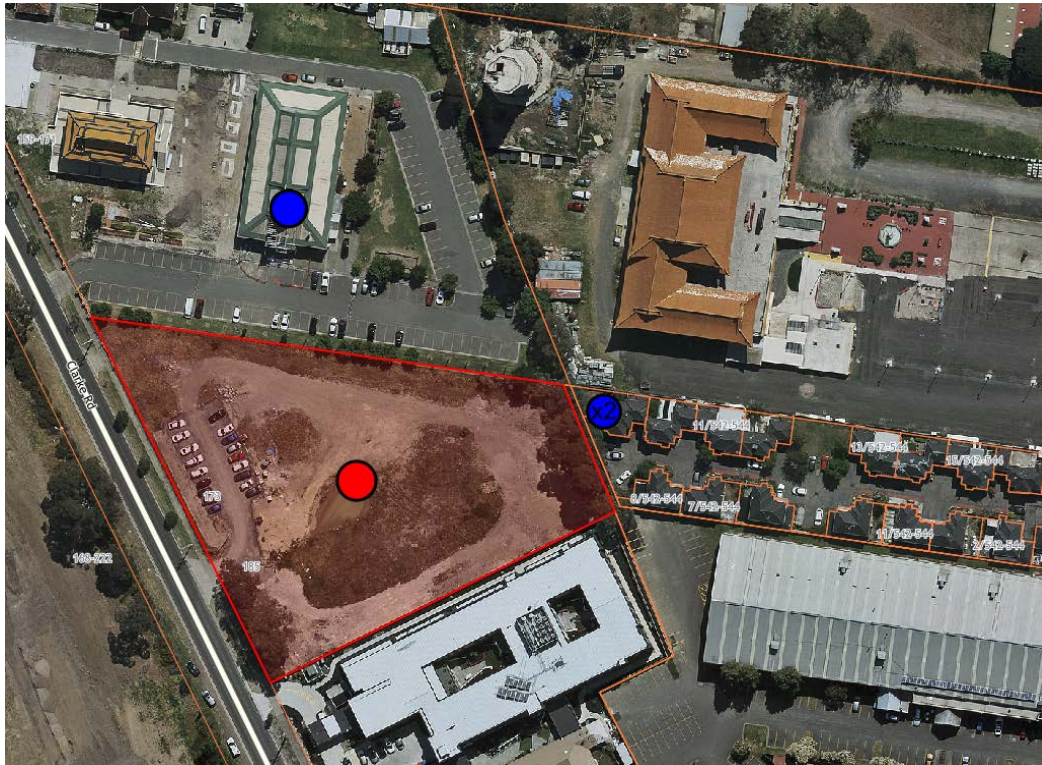
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)



Subject site



Objector



2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 173-191 CLARKE ROAD,
SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLN17/0764)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 7 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)**Assessment Table for Clause 22.09****Clause 22.09-3.1 Design Principles for all residential developments**

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	✓ Principle met
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.	✓ Principle met
	Use semi-transparent fences to the street frontage.	✓ Principle met
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	✓ Principle met
	Ensure that all main entrances are visible and easily identifiable from the street.	✓ Principle met
Landscaping	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✓ Principle met
	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	✓ Principle met
	Provide substantial, high quality landscaping along vehicular accessways.	✓ Principle met
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ Principle met
	Planting trees that are common to and perform well in the area.	✓ Principle met, subject to conditions
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	✓ Principle met
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	✓ Principle met
	Ensure that landscaping also addresses the Safety Design Principles.	✓ Principle met
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ Principle met
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ Principle met

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ Principle met
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ Principle met
	On-site car parking should be: - Well integrated into the design of the building, - Generally hidden from view or appropriately screened where necessary, - Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.	✓ Principle met
	Where car parking is located within the front setback it should be: - Fully located within the site boundary; and - Capable of fully accommodating a vehicle between a garage or carport and the site boundary.	✓ Principle met
	Developments with basement car parking should consider flooding concerns where applicable.	✓ Principle met
Setbacks, front boundary and width	Residential developments should: Provide a front setback with fence design and height in keeping with the predominant street pattern. Maintain the apparent frontage width pattern. Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity. Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ Principle met
		✓ Principle met
		✓ Principle met
		✓ Principle met
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area. Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space. Private open space should be positioned to maximise solar access. Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected. Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	✓ Principle met
		✓ Principle met
		✓ Principle met
		✓ Principle met

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: - Using similarly proportioned roof forms, windows, doors and verandahs; and - Maintaining the proportion of wall space to windows and door openings.	✓ Principle met
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ Principle met
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: - The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or - The retention of the existing dwelling detracts from the identified future character.	✓ Principle met
	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by: - Not exceeding the height of the neighbouring significant building; - Minimising the visibility of higher sections of the new building; and - Setting higher sections back at least the depth of one room from the frontage.	Not applicable
	Residential development should: - Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties. - Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance - Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening. - Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees. - Provide suitable storage provisions for the management of operational waste - Appropriately located suitable facilities to encourage public transport use, cycling and walking.	✓ Principle met ✓ Principle met ✓ Principle met ✓ Principle met ✓ Principle met ✓ Principle met
Materials & Finishes	Residential development should: Use quality, durable building materials and finishes that are designed for residential purposes.	✓ Principle met
	The materials and finishes of the building are not typical of residential developments but the proposal is for a different type of land use and is considered appropriate in context of the surrounding area.	

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

	Avoid the use of commercial or industrial style building materials and finishes.	✗ Principle not met As above
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	✓ Principle met
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	✓ Principle met
	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	✓ Principle met
Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:	
	Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.	✓ Principle met
	Be designed to avoid the location of domestic and building services:	✓ Principle met
	• Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.	
Internal Amenity	Residential development should:	
	Ensure that dwelling layouts have connectivity between the main living area and private open space.	✓ Principle met
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ Principle met
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ Principle met
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	✓ Principle met

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)**Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)**

Titles & Objectives		Principles	Principle met/Principle not met/NA
Preferred housing type		The preferred housing type for the Incremental Change Area is medium density.	✗ Principle not met The development provides a different form of development than the preferred housing type but it is acknowledged that the proposal is for a different type of land use.
		The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✗ Principle not met The building is 3 storeys in height but is considered appropriate based on the surrounding built form
Landscaping		Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	✓ Principle met The development includes a high level of proposed landscaping
Setbacks, front boundary and width		Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	✓ Principle met While access and parking is provided within the front setback, it is considered appropriate based on the surrounding pattern of development and high level of landscaping proposed.
Private open space		Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	Not applicable
Bulk & Built Form		Residential development should:	
		Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	✓ Principle met
		Provide separation between dwellings at the upper level;	✓ Principle met The development consists of one building only but includes varied materials and design features to help articulate the development.

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

	Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;	✓ Principle met
	Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.	✓ Principle met
	The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space. Two storey dwellings to the rear of a lot may be considered where: • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.	✓ Principle met The rear of the development is three storey but is considered appropriate for the following reasons: • Overlooking and overshadowing are managed; • The surrounding context includes high buildings; and • There is large areas available for landscaping
		✓ Principle met

Note: Other requirements also apply. These can be found at the schedule to the applicable zone.

If the details of the attachment are unclear please contact Governance on 8571 5309.

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 173-191 CLARKE ROAD,
SPRINGVALE SOUTH (PLANNING APPLICATION NO. PLN17/0764)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 7 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)**Assessment Table - Clause 52.06****Clause 52.06-10 Decision guidelines**

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

Design Guidelines	Assessment	Requirement met/Requirement not met/NA
Design guidelines	The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.	Subject to conditions, the proposed car parking is considered appropriate for the following reasons: - It facilitates safe and convenient vehicle and pedestrian access to the retirement village; - It provides facilities for bicycles and disabled persons; - It includes landscaping and other design features to enhance the streetscape and provide screening and shade; - It includes appropriate security features, including gates and lighting; - It is not located near any noise-sensitive areas; and - It includes areas for loading and unloading;
	The ease and safety with which vehicles access and circulate within the parking area.	
	The provision for pedestrian movement within and around the parking area.	
	The provision of parking facilities for cyclists and disabled people.	
	The protection and enhancement of the streetscape.	
	The provision of landscaping for screening and shade.	
	The measures proposed to enhance the security of people using the parking area particularly at night.	
	The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.	
	The workability and allocation of spaces of any mechanical parking arrangement.	
	The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.	
	The type and size of vehicle likely to use the parking area.	
	Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.	
	The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.	
	Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).	
	The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.	
	Any other matter specified in a schedule to the Parking Overlay.	

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)**Clause 52.06-9 Design standards for car parking**

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise. Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must:	✓ Standard met
	• Be at least 3 metres wide.	✓ Standard met
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	✓ Standard met
	• Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	✓ Standard met
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ Standard met
	• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	✓ Standard met
	• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone.	✓ Standard met
	• Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	✓ Standard met, via conditions
	If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	Not applicable
	If entry to the car space is from a road, the width of the accessway may include the road.	Not applicable

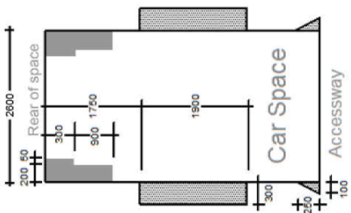
ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

Design standard 2 – Car parking spaces	Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2. Table 2: Minimum dimensions of car parking spaces and accessways <table><tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr><tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr><tr><td>45°</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>60°</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td rowspan="4">90°</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr><tr><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr><tr><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr></table> <i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m	5.8 m	2.8 m	4.9 m	5.2 m	3.0 m	4.9 m	4.8 m	3.2 m	4.9 m	✓ Standard met
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																												
Parallel	3.6 m	2.3 m	6.7 m																												
45°	3.5 m	2.6 m	4.9 m																												
60°	4.9 m	2.6 m	4.9 m																												
90°	6.4 m	2.6 m	4.9 m																												
	5.8 m	2.8 m	4.9 m																												
	5.2 m	3.0 m	4.9 m																												
	4.8 m	3.2 m	4.9 m																												

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

	A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than: • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. Diagram 1 Clearance to car parking spaces  Dimensions in millimetres Clearance required Tree or column permitted Accessway	✓ Standard met
	Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.	Not applicable
	Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.	✓ Standard met
	Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	Not applicable
	Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.	✓ Standard met

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

Design standard 3: Gradients	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	Not applicable													
	Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.	Not applicable													
	Table 3: Ramp gradients <table><thead><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr></thead><tbody><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></tbody></table>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	
	Type of car park	Length of ramp	Maximum grade												
	Public car parks	20 metres or less	1:5 (20%)												
longer than 20 metres		1:6 (16.7%)													
Private or residential car parks	20 metres or less	1:4 (25%)													
	longer than 20 metres	1:5 (20%)													
Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	Not applicable														
Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	Not applicable														
Design standard 4: Mechanical parking	Mechanical parking may be used to meet the car parking requirement provided: - At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres. - Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation. - The design and operation is to the satisfaction of the responsible authority.	Not applicable													
		Not applicable													
		Not applicable													
Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ Standard met The car parking is partially integrated within the built form of the development and external car parking areas are softened through landscaping													
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ Standard met The development incorporates landscaping to help screen and soften the car parking areas													

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 173-191 Clarke Road, Springvale South (Planning Application No. PLN17/0764) (Cont.)

	Design of car parks must take into account their use as entry points to the site.	✓ Standard met
	Design of new internal streets in developments must maximise on street parking opportunities.	Not applicable
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ Standard met, via conditions
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met
	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	✓ Standard met
	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met
Design standard 7: Landscaping	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Standard met
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	✓ Standard met

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01)

File Id:	296825
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Permit PLN18/0716 and Endorsed Plans Dandenong RSL Liquor Licence Proposed Alcohol Management Plan

Application Summary

Applicant:	Juliette Lovett (Urbis)
Proposal:	Amendment to permit including the deletion of condition 4
Zone:	Comprehensive Development Zone Schedule 2
Overlay:	None
Ward:	Red Gum

This application has been brought to a Council meeting as it seeks to amend a liquor licence permit. All applications for a liquor licence (where they are not associated with a convenience restaurant, restaurant or take away food premises) must be determined at a Council meeting.

Planning Permit PLN18/0716 was issued at a Council meeting on 12 March 2019 for buildings and works to an existing RSL and to use land to sell or consume liquor (to increase the area liquor is allowed to be consumed or supplied). Primarily, it permitted a 38sqm extension to a store room and a small 5sqm extension to the gaming room smoking area and extend the existing red line area to include both of these areas. In issuing this permit, a condition (Condition 4) was included to limit operating hours (previously there was no restriction on the hours of operation for the site). Plans were subsequently endorsed to the permit on the same date.

The applicant has applied for an amendment to Planning Permit PLN18/0716 under Section 72 of the *Planning and Environment Act 1987*. Pursuant to Section 72(1) *a person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.*

Pursuant to Section 73(1) and (1)(a) an amendment to the permit is treated *as if the application were an application for a permit*. As such, all third party rights apply.

Specifically, the amendment application seeks the following:

- Delete Condition 4 of the Permit which requires:

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

4. *Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the following hours:*
- 4.1. *Monday to Wednesday 9am to 12 midnight*;
Thursday 9am to 1am the following day*;
Friday 9am to 1:30am the following day*;
Saturday 10am to 1am the following day*;
Sunday 10am to 12 midnight*;*
- *Except Good Friday and ANZAC Day;*
- 4.2. *Good Friday between 12 noon and 12 midnight;*
- 4.3. *ANZAC Day between 12 noon and 11:30pm.*

Assessment Summary

The key issue in determining the appropriateness of deleting condition 4 of the permit (and the restricted hours for the premises along with it), is whether it is acceptable to allow the premises unrestricted hours for the sale and consumption of liquor.

The Dandenong RSL has operated from the site since 1994. The use and development of the land for the Dandenong RSL was approved as part of Planning Scheme Amendment L24 which specifically designated this land for the RSL. The premises were not restricted to any hours of operation under that Amendment.

Council's approval under Permit PLN18/0716 was limited to buildings and works which included a small increase of the area that liquor was allowed to be consumed or supplied under a licence. The Dandenong RSL has a Full Club Licence issued by the Victorian Commission for Gambling and Liquor Regulation (VCGLR), which allows the premises to trade *at any time on any day except for Sunday, Good Friday and ANZAC Day where trading is permitted between 12 midday and 1am, and 10am and 1am the following day. A copy of the Liquor Licence is included as Attachment 2.*

A previous request to increase the area that liquor is allowed to be consumed or supplied under a licence was approved by the Minister for Planning in a letter dated 23 May 2007, with an accompanying plan confirming the area of land (red line area) which was permitted. Even at that time there were no restricted hours associated with that approval.

Condition 4 was imposed as part of Planning Permit PLN18/0716, based on information provided in the applicants Alcohol Management Plan, rather than a specific need of Council.

As the hours imposed by Condition 4 of the permit restrict the hours provided by the VCGLR, and was based on information provided by the applicant, it is considered acceptable to delete Condition 4 of the permit as the premises would continue to satisfy the purpose of Clause 52.27 – Licensed Premises of the Greater Dandenong Planning Scheme.

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)**Recommendation Summary**

As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to the State and Local policy as well as the purposes of the zone which applies to the subject site. This report recommends that the application be supported, and that a **Permit be granted** subject to conditions as set out in the recommendation.

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)**Subject Site and Surrounds****Subject Site**

- The subject site is occupied by the Dandenong RSL and associated car parking area. The RSL includes a bistro, members lounge, electronic gaming machines and other ancillary components.
- The site is triangular in shape, with an overall area of 8,870 square metres.
- The site is located at the corner of Stud Road and Clow Street.
- The site has a frontage to Clow Street of approximately 100 metres and a frontage to Stud Road of approximately 120 metres.
- The site is generally flat, however, there is a large retaining wall and garden embankment on the northern and western boundaries to Stud Road and Clow Street intersection. The site is set down lower than the finished level of the intersection of Stud Road and Clow Street.
- The site is currently accessed using the car parking and access for the Plaza Shopping Centre.
- There is a two (2) metre wide Melbourne Water sewerage easement running through the site, however, the proposed buildings and works do not cover this easement.

Surrounding Area

- The subject site is located within the Central Dandenong Activity Centre.
- The site is within the Comprehensive Development Zone Schedule 2 of Central Dandenong.
- The properties abutting the site are summarised as follows:
 - To the **south** and **west** is the Dandenong Plaza shopping centre and car park.
 - To the **east** is Stud Road. Further east are single storey residential dwellings in a Residential Growth Zone Schedule 1. Access to these properties is off Foster street East and Clow Street (not Stud Road). A high timber fence along the western boundary of these properties faces the subject site.
 - To the **north** is Clow Street. Further north are single and double storey residential dwellings, a four storey apartment building and a petrol station all in a Residential Growth Zone Schedule 1. Access to these properties is off Clow Street.
 - To the **north-east** diagonally across the intersection of Clow Street and Stud Road is a Hungry Jacks convenience restaurant.

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

Locality Plan



Background

Previous Applications

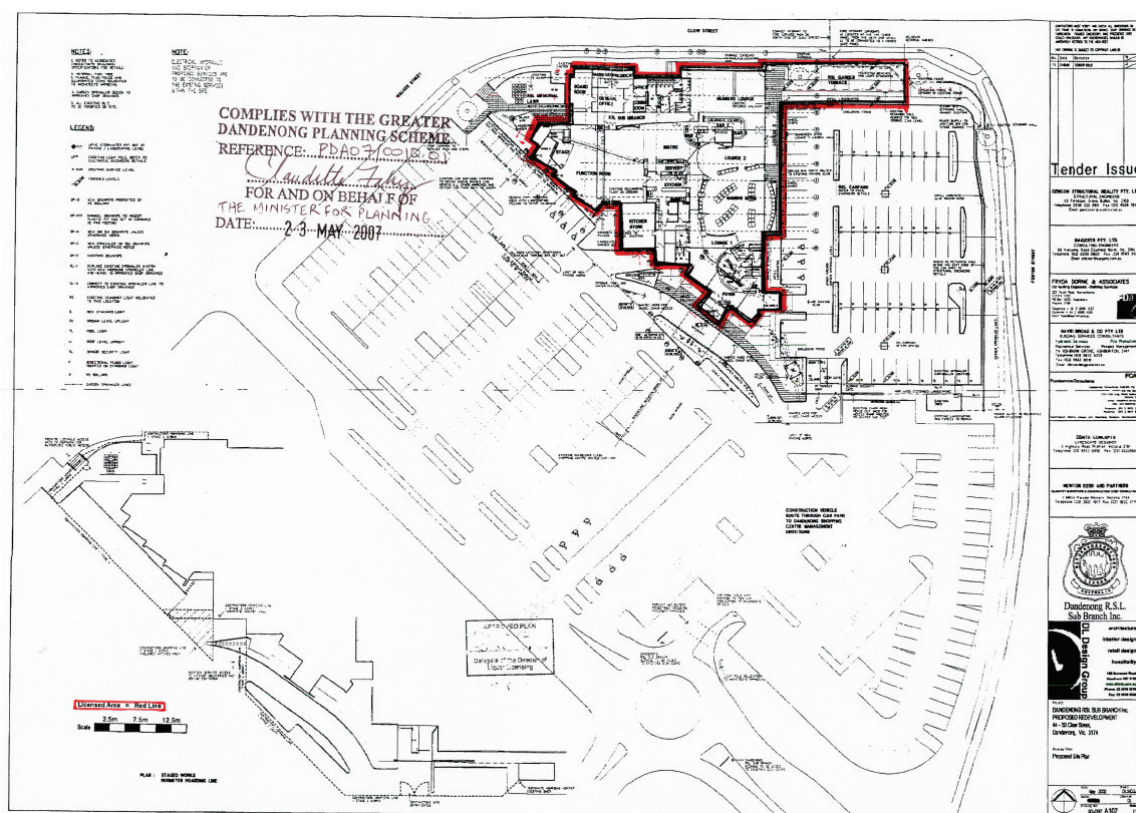
A search of Council records revealed that Council has previously considered the following planning applications for the site:

- The RSL was constructed as part of Planning Scheme Amendment L24 which included the rezoning of land in the vicinity of Walker Street, Clow Street, Stud Road extension and Foster Street, the closing of Rudduck Street, along with the development of the site currently known as the Dandenong Plaza.

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

- Planning Permit No. 99/496 was issued by the City of Greater Dandenong on 14 March 2000 for *additions and alterations to the existing RSL premises, including the construction of a two-level car park area above the existing bowling green on the corner of Clow Street and Stud Road*. This permit was not acted upon.
- Planning Permit PLN01/0779 issued on 11 June 2002. This Permit was issued for *buildings and works, including alterations and additions to the existing Returned Services League (RSL) premises, with associated car parking and landscaping*. This Permit required a minimum of 140 spaces to be provided on the site within the former bowling green area and within the designated shared parking area (shared with the Dandenong Plaza), though 90 of these spaces were to be for the sole use of RSL patrons (on the former bowling green). An amended plan, endorsed on 25 July 2002, allowed the 90 spaces for the sole use of RSL patrons to be reduced to 85.
- PLN05/0626 was issued in 2005 for *'buildings and works comprising an extension to the existing building and a reduction in car parking'*
- PDA07/0010 was a request to amend planning permit PLN05/0626 to include *'extension of the red line area'* in the permit preamble. The amendment was never issued. Instead, the Minister for Planning issued a letter stating that the licensed area did not contravene the Greater Dandenong Planning Scheme. The letter (dated 23 May 2007) was accompanied by a plan that stated that the red line area did not contravene the Greater Dandenong Planning Scheme. See image below;



2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

Proposal

The existing RSL provides facilities to members and guests including a bistro, members lounge, electronic gaming machines and other ancillary components.

The application proposes to Amend Planning Permit PLN17/0106 under Section 72 of the Planning and Environment Act 1987, by way of the following:

Delete Condition 4

The applicant is proposing to delete condition 4 (as detailed above) of the permit as it restricts the hours of operation.

A copy of the permit and plans is included as Attachment 1.

Victorian Charter of Human Rights and Responsibilities

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this report and are consistent with the standards set by the Charter.

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

The applicant has applied for an amendment to Planning Permit PLN17/0106 under Section 72 of the *Planning and Environment Act 1987*. Pursuant to Section 72(1) *a person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.*

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a Comprehensive Development Zone.

The purpose of the Comprehensive Development Zone outlined at Clause 37.02 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in this scheme.*

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

Pursuant to Clause 32.02-4, a permit is required to construct a building or construct or carry out works.

The Central Dandenong Comprehensive Development Plan, August 2010 applies. The site is located within precinct D, where the use and development objectives are:

- *To create a mix of business and employment uses such as enclosed retail at ground level.*
- *To encourage high density residential and office development above the ground floor level.*
- *To require enclosed retail to integrate with the public realm at the ground floor level.*
- *To better integrate existing enclosed shopping centres with the surrounding land and streetscapes.*
- *To encourage residential development at upper storey levels.*

Overlay Controls

No overlays affect the subject site or surrounding area.

Planning Policy Framework

There are a number of specific objectives contained within the Planning Policy Framework that need to be considered under this application, which follow.

Economic Development (Clause 17)

Under this clause, it notes that planning is to provide for a strong and innovative economy, where all sectors of the economy are critical to economic prosperity, and planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts so that each district may build on its strengths and achieve its economic potential.

Clause 17.01-1 (Business) has the objective to encourage development which meets the community's needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.

Municipal Profile (Clause 21.02)

The MSS is contained within Clause 21 of the Scheme. The MSS at **Clause 21.02** focuses on the **Municipal Profile**.

A Vision for Greater Dandenong (Clause 21.03)

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. One of the key focus areas and strategic directions is to *showcase central Dandenong as a preferred destination for high quality government services, housing, commercial, retail and **entertainment activities***.

The objectives and strategies of the MSS are under four (4) main themes including: land use; built form; open space and natural environment; and, infrastructure and transportation (considered individually under Clauses 21.04 to 21.07). Of particular relevance to this application are Clauses 21.04-2 (Retail, commerce and entertainment) and 21.05-1 (Urban design, character, streetscapes and landscapes).

Land Use (Clause 21.04)

“Economic issues – Greater Dandenong’s retail, commercial, industrial and entertainment uses provide a range of jobs. Strengthening these assets will attract visitors from outside the municipality and improve employment opportunities. With suitable promotion, they could realise increased economic benefits for the City.”

“Social issues – Local retail centres can act as a focus for local communities helping strengthen local connections. Entertainment and associated uses are important in maintaining local cultural vitality but need to be managed to avoid late night disturbances to surrounding residents, and inadequate provision of car parking.”

Central Dandenong Local Planning Policy (Clause 22.07)

This policy applies to all land within the Central Dandenong Metropolitan Activity Centre boundary as described in this policy. This policy articulates Council’s vision, which is the culmination of extensive strategic planning and sets the framework for future land use and development over the next thirty years.

Particular Provisions

Car Parking (Clause 52.06)

The purposes of this provision are:

- *To ensure that car parking is provided in accordance with the Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demands likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

Clause 52.06-2 notes that before the floor area of an existing use is increased, the number of car parking spaces required under Clause 52.06-5 must be provided on the land.

The required spaces are identified in the table to Clause 52.06-5.

The table at Clause 52.06-5 specifies that the following car parking rate is required for the use of the land for hotel and tavern:

- 3.5 spaces to each 100 square metres of leasable floor area.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-8 and 52.06-10 of the Scheme.

The required number of car parking spaces is provided on the land, therefore, the applicant is not seeking a reduction in the car parking required. This will be further discussed below.

Licensed Premises (Clause 52.27)

The purposes of this provision are:

- *To ensure that licensed premises are situated in appropriate locations.*
- *To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.*

A planning permit is required to use land to sell or consume liquor if the area that liquor is allowed to be consumed or supplied under a licence is to be increased. This will be further discussed below.

Bicycle Facilities (Clause 52.34)

The purposes of this provision are:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Clause 52.34-1 notes that the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

The required facilities are identified in the table to Clause 52.34-3.

The table at Clause 52.34-3 specifies that the following bicycle facilities are required for the use of the land for hotel:

- For employees: 1 to each 25 square metres of bar floor area available to the public, plus 1 to each 100 square metres of lounge floor area available to the public
- For visitors: 1 to each 25 square metres of bar floor area available to the public, plus 1 to each 100 square meters of lounge floor area available to the public

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

The design of bicycle spaces should be designed in accordance with the requirements of Clause 52.34-4 of the Scheme.

No changes are proposed to the bar floor area available to the public. No change is proposed to the lounge floor area available to the public. Therefore, the applicant is not seeking a reduction in the bicycle facilities required.

General Provisions

Clause 65 – Decision Guidelines needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

Council Policy**Alcohol Management Policy**

Council's Alcohol Management Policy has been developed to support the City's economic vitality, while enhancing safety, amenity, health and wellbeing in the City of Greater Dandenong through the effective assessment and enforcement of matters relevant to alcohol supply and use within the municipality.

The Policy is intended to apply to all new liquor licences, including those for events and activities in Council venues. The Policy creates a consistent and integrated approach across planning, regulation, enforcement and community safety activities of Council.

The Policy ensures that applicants for planning permits where a liquor licence is required, prepare an Alcohol Management Plan as part of their application. An Alcohol Management Plan must be completed in order to manage and mitigate potential risks with the provision of alcohol.

Information Guidelines have been developed to assist applicants with the preparation of Alcohol Management Plans. The draft Guidelines also provide a checklist to explain to applicants how Council planners will assess liquor licence applications and to seek to improve future applicant's understanding of the responsibilities and potential risks associated with the sale of alcohol.

This policy was adopted on 9 December 2013 and re-adopted on 9 April 2018.

Restrictive Covenants

Agreement U579599S- refers to the car park for the RSL being kept open and accessible, fencing common boundary when the site is no longer used as an RSL, management of the car park, and requires any redevelopment to comply with the provisions of the scheme and car parking to be provided in accordance with the scheme.

The proposal will not breach the agreement. No changes are proposed to the existing car parking spaces. The proposed buildings and works do not require any additional car parking spaces to be provided. The site is in compliance with the requirements of Clause 52.06 for car parking.

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)**Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. In accordance with the commitment in Council's Annual Plan, all applications are considered on their merits.

Diversity (Access & Equity)

It is not considered that the proposal raises any diversity issues affecting the planning assessment of this application.

Community Safety

It is considered that there would be no adverse community safety implications in permitting the proposal subject to strict conditions on any planning permit issued.

Safe Design Guidelines

Consideration of the relevant requirements of these Guidelines has been undertaken within the Assessment of this application.

Referrals

The application was externally referred to the Victorian Commission for Gambling and Liquor Regulation (VCGLR) for comment. The VCGLR did not object to the proposal.

Internal

The application was internally referred to Council's Community Services Department for their consideration. Council's Community Services Department did not object to the proposal.

Advertising

Under the initial permit application (PLN18/0716), the application was not advertised to the public for the following reasons:

- No change is proposed to the total number of patrons allowed on site.
- No change is proposed to the existing hours of operation.
- There is no change to the existing car parking numbers or layout.
- The small increase in floor area does not require any additional car parking to be provided.
- The small change to the red line area is to accommodate the expansion of the storage room and gaming room smoking area. The addition to the storage room is only 38.4 square metres, is enclosed and is located in the south west corner of the site facing the shopping centre. The small addition to the existing gaming room smoking area is only 5.82 square metres in area and is located on the east, adjacent to the existing car parking area and well setback from the property boundaries.

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

The application was not advertised to the public for this current application as:

- The applicant is not seeking to alter their current hours of operation.
- The applicant has an approved liquor licence to sell or consume liquor on-site beyond the hours implemented by condition 4.

Assessment

The proposed amendment must be considered against the relevant provisions of the Greater Dandenong Planning Scheme, including the purpose and intent of the Comprehensive Development Zone (Schedule 2).

An assessment against the amendment sought is provided below:

Delete Condition 4 of the Permit

The application seeks to amend the existing permit which was issued for an extension of the floor area and red line area to the Dandenong RSL. The previous red line area was approved by the Minister for Planning in a letter and plan dated 23 May 2007. Based on information provided in the applicants Alcohol Management Plan, Council included Condition 4 on the permit which required:

4. *Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the following hours:*
 - 4.1. *Monday to Wednesday 9am to 12 midnight*;
Thursday 9am to 1am the following day*;
Friday 9am to 1:30am the following day*;
Saturday 10am to 1am the following day*;
Sunday 10am to 12 midnight*;

Except Good Friday and ANZAC Day;
 - 4.2. *Good Friday between 12 noon and 12 midnight;*
 - 4.3. *ANZAC Day between 12 noon and 11:30pm.*

The applicant has now advised that they did not propose to amend the existing hours of operation, however the Alcohol Management Plan unintendedly included the standard hours of operation rather than the venues ability to trade 24 hours a day (with the exception of Sunday, Good Friday and Anzac Day), in accordance with their Full Club Licence.

Pursuant to Condition 4 of the Planning Permit PLN18/0716 the RSL no longer have the flexibility to trade later than the hours provided in Condition 4 of the permit, in accordance with its liquor licence. The applicant submits that this is an inconsistent and unnecessary constraint.

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

The RSL's Liquor Licence granted by the Victorian Commission for Gambling and Liquor Regulation (VCGLR) is a Full Club Licence which provides the premises with the following trade hours:

At any time on any day except for Sunday, Good Friday and ANZAC Day where trading is permitted between 12 midday and 1am, and 10am and 1am the following day.

While the subject premise generally trades in line with the hours provided under condition 4 of the permit, until the imposition of Condition 4, the RSL was not limited to any operating hours under previous permit approvals. An Amended Alcohol Management Plan has been submitted with the application outlining the premises standard hours of operation and the hours permitted by the Full Club Licence.

Council officers find the deletion of Condition 4 acceptable, on the grounds that the premises have operated without restricted hours of operation for a substantial period and has not caused detrimental amenity impacts to the adjoining or surrounding land. Furthermore, planning permit PLN18/0716 only sought very minor increases in the red line area, and the imposition of introducing restrictions on the hours of operation across all of the long-established red line area is considered unnecessary. It is important to note that the condition was only imposed based on the Alcohol Management Plan submitted by the applicant. It has now been clarified that this was not intended to restrict the hours of operation, and as such officers are supportive of removing this condition. It should also be noted that should the applicant decide not to pursue these small extensions, they would not be required to abide by this restriction in hours in any case. The amendment of the permit would allow the previous scenario to continue wherein the RSL could trade for extended hours at their discretion, which is considered appropriate.

Conclusion

As discussed within the Assessment section of this report, the amendment seeks to delete Condition 4 of the permit. Overall, Council officers find that the proposal complies with the relevant provisions of the Planning Scheme with the following recommendations outlined below.

It is recommended that the following amendments to the permit be made:

Permit detail	Recommendation
Delete Condition 4	4. Deleted

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)**Recommendation**

That Council resolves to Grant a planning permit in respect of the land known and described as No. 44 Clow Street, Dandenong, for the purpose of buildings and works to an existing RSL and to use land to sell or consume liquor (to increase the area the liquor is allowed to be consumed or supplied) in accordance with the plans submitted with the application subject to the following conditions:

1. The development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.
2. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
3. Wheel stops must be installed within the car parking spaces adjacent to the gaming room smoking area extension, in accordance with the relevant Australian Standards.
4. Deleted.
5. The sale and consumption of liquor must comply with the endorsed Alcohol Management Plan at all times.
6. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2.
7. The operator or security staff of the premises must take reasonable steps to ensure that patrons leaving the premises act in an orderly manner and to the extent reasonably practicable must discourage patrons from loitering within the vicinity of surrounding residences.
8. At all times when the approved use is operating, a person over the age of 18 years (Manager) must be present at the premises. The Manager must ensure that activities on the land and the conduct of persons entering, leaving and present on the land do not have a detrimental impact on the amenity of the area to the satisfaction of the Responsible Authority.

The operator must authorise the Manager on behalf of the operator to make statements at any time to any officer of the Responsible Authority, the

Victoria Police or an authorised person defined under the *Liquor Control Reform Act 1998* and to take action in accordance with a direction by such officer.

9. All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

- 10. Rubbish, including bottles and packaging material, must at all times be stored within the building and screened from external view (except when collection is to occur the following morning).**
- 11. This permit will expire if one of the following circumstances applies:**
 - 11.1. the development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 11.2. The development or any stage of it is not completed within four (4) years of the date of this permit.**
 - 11.3. the use does not start within one (1) year of the completion of the development, or**
 - 11.4. the use is discontinued for a period of two (2) years.**

Before the permit expires or within six (6) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- (a) the request for the extension is made within twelve (12) months after the permit expires; and**
- (b) the development or stage started lawfully before the permit expired.**

Permit notes:

- A building approval may be required prior to the commencement of the approved works.**
- The operator must obtain the relevant licence from the Victorian Commission for Gambling and Liquor Regulation prior to the sale and/or consumption of liquor from the premises.**

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 44-50 CLOW STREET,
DANDENONG (PLANNING APPLICATION NO. PLN18/0716.01)**

ATTACHMENT 1

PERMIT PLN18/0716 AND ENDORSED PLANS

PAGES 12 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)**PLANNING
PERMIT**

Permit No: PLN18/0716
Planning Scheme: Greater Dandenong
Planning Scheme
Responsible Authority: Greater Dandenong
City Council

ADDRESS OF THE LAND: 44-50 Clow Street DANDENONG VIC 3175
(Lot 1 PS 325349)

THE PERMIT ALLOWS: Buildings and works to an existing RSL and to use
land to sell or consume liquor (to increase the area
the liquor is allowed to be consumed or supplied)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The development as shown on the endorsed plans must not be altered without the further written consent of the Responsible Authority.
2. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.
3. Wheel stops must be installed within the car parking spaces adjacent to the gaming room smoking area extension, in accordance with the relevant Australian Standards.
4. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur between the following hours:
 - 4.1. Monday to Wednesday 9am to 12 midnight*;
Thursday 9am to 1am the following day*;
Friday 9am to 1:30am the following day*;
Saturday 10am to 1am the following day*;
Sunday 10am to 12 midnight*;
*Except Good Friday and ANZAC Day;
 - 4.2. Good Friday between 12 noon and 12 midnight;
 - 4.3. ANZAC Day between 12 noon and 11.30pm.
5. The sale and consumption of liquor must comply with the endorsed Alcohol Management Plan at all times
6. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2.
7. The operator or security staff of the premises must take reasonable steps to ensure that patrons leaving the premises act in an orderly manner and to the extent reasonably practicable must discourage patrons from loitering within the vicinity of surrounding residences.

Continued...

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

- 2 -

PLANNING PERMIT NO. PLN18/0716

Conditions Continued

8. At all times when the approved use is operating, a person over the age of 18 years (Manager) must be present at the premises. The Manager must ensure that activities on the land and the conduct of persons entering, leaving and present on the land do not have a detrimental impact on the amenity of the area to the satisfaction of the Responsible Authority.

The operator must authorise the Manager on behalf of the operator to make statements at any time to any officer of the Responsible Authority, the Victoria Police or an authorised person defined under the *Liquor Control Reform Act 1998* and to take action in accordance with a direction by such officer.

9. All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.
10. Rubbish, including bottles and packaging material, must at all times be stored within the building and screened from external view (except when collection is to occur the following morning).
11. This permit will expire if one of the following circumstances applies:
- 11.1. the development or any stage of it does not start within two (2) years of the date of this permit, or
 - 11.2. The development or any stage of it is not completed within four (4) years of the date of this permit.
 - 11.3. the use does not start within one (1) year of the completion of the development, or
 - 11.4. the use is discontinued for a period of two (2) years

Before the permit expires or within six (6) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- (a) the request for the extension is made within twelve (12) months after the permit expires; and
- (b) the development or stage started lawfully before the permit expired.

Continued...

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

- 3 -

PLANNING PERMIT NO. PLN18/0716

Conditions Continued

Permit notes:

- A building approval may be required prior to the commencement of the approved works.
- The operator must obtain the relevant licence from the Victorian Commission for Gambling and Liquor Regulation prior to the sale and/or consumption of liquor from the premises.

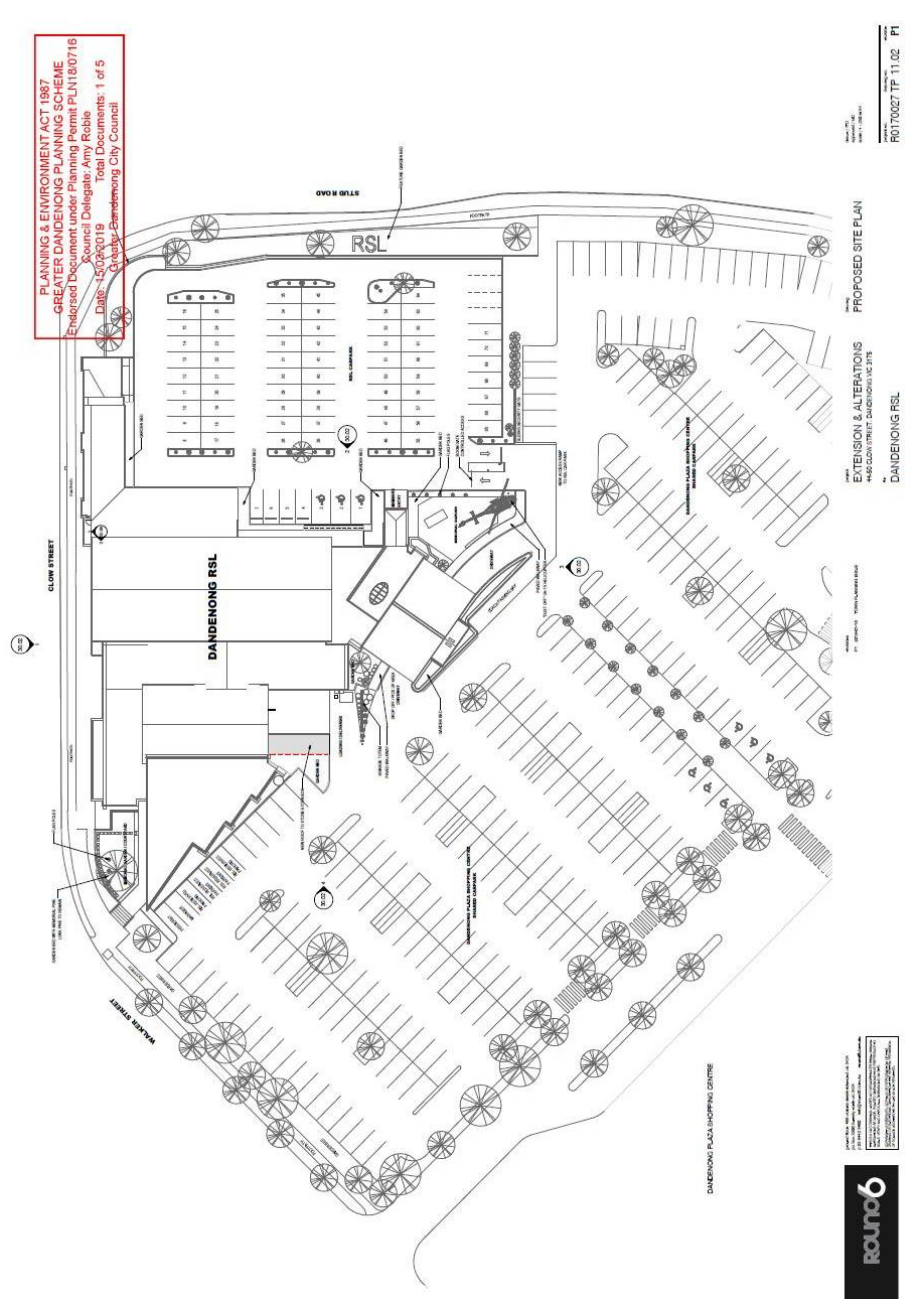
End of Permit Conditions

Under Division 1A of Part 4 of the Planning and Environment Act 1987 a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Date issued: 15 March 2019

Signature for the responsible authority:  _____

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

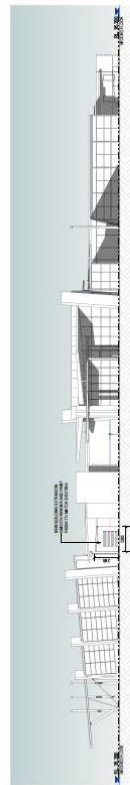
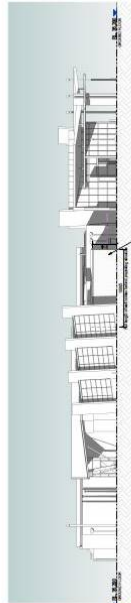
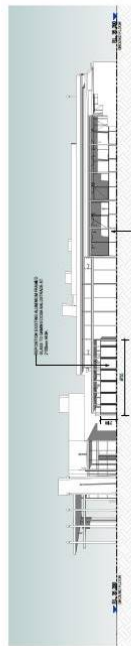
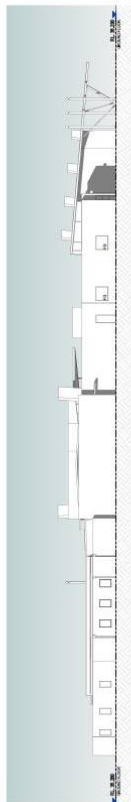




ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

PLANNING & ENVIRONMENT ACT 1987
 GREATER DANDENONG PLANNING SCHEME
 Endorsed Document under Planning Permit PLN18/0716
 Council Delegate: Amy Robble
 Date: 15/08/2018
 Document: 3 of 5
 Greater Dandenong City Council



PROPOSED BUILDING
 ELEVATIONS
 44-50 Clow Street, Dandenong VIC 3175
 DANDENONG RSL

ROUND 6

PROPOSED BUILDING
 ELEVATIONS
 44-50 Clow Street, Dandenong VIC 3175
 DANDENONG RSL



ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)



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PLANNING & ENVIRONMENT ACT 1987
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 Endorsed Document under Planning Permit PLN18/0716
 Council Delegate: Amy Robie
 Date: 15/03/2019 Total Documents: 5 of 5
 (this document contains 4 pages)
 Greater Dandenong City Council

ALCOHOL MANAGEMENT PLAN
Introduction and Context

Dandenong RSL has always provided and will continue to provide strict adherence to all RSA guidelines.

Dandenong RSL has always been a proud member of the Dandenong Liquor Accord being a signatory of the original accord the 19th of December 2005.

Liquor Licence

The current liquor license is a FULL CLUB LICENCE Licence which authorises the sale of liquor for consumption on the premises including the sale of take away liquor to financial RSL Club members.

The predominant activity carried out on the premises is gaming, entertainment, wagering and bars, will be accompanied by the preparation and serving of meals to be consumed on the licensed premises.

The current premises are within a shopping precinct zone and the hours of operation are:

<i>CLUB Operating hours are</i>	9am – 12 midnight Monday to Wednesday
	9am – 1am Thursday, Friday 9am – 1.30am
	10am – 1am Saturday, 10am – 12 midnight Sunday
<i>Bar Operating Hours:</i>	10am -11pm Sunday to Wednesday
	10am – 12.30 am Thursday and Saturday, 10am – 1.00am Friday

Bar Sale of Liquor: 11am-10 pm Monday to Sunday

Christmas Day closed, Good Friday 12 noon till 12 midnight and ANZAC Day 12 noon and 11.30pm

The premises are located within a Comprehensive Development Zone and is situated 30 metres from the nearest residential area. Therefore, the license is not likely to impact on residential amenity.

The current premises are not within a cluster and would not contribute to cumulative impact should amplified or live music be played. The music would be restricted to between the hours of 7pm and 11.30pm on Saturday's and 7pm -10pm Sundays'

As a fully licenced RSL Club, on-site security is provided from 3pm Saturday – Monday and 5pm Tuesday - Friday

Live music has been and will be played at background level only.

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

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Policies and Strategies to Reduce Risk**Compliance Risks**

Dandenong RSL will continue to comply with the standards of the Department of Justice and Regulation's 'Design Guidelines for Licensed Premises' 2009 and VCGLR's 'Safe Function Guidelines' 2018.

As part of compliance risk minimisation, Dandenong RSL will continue to work with all relevant bodies complying with regulations and permit conditions, be aware of the recommended practices adhered to by members of the Greater Dandenong Liquor Forum and continue to participate where appropriate.

The following strategies will be employed in order to comply with Victorian State law regarding the sale and consumption of liquor within the Red Line area in accordance with the *Liquor Control Reform Act 1998* and the *Planning and Environment Act 1987*.

At all times Dandenong RSL has a Club Supervisor rostered on duty as a minimum along with a full time Operations Manager and a full time General Manager ensuring that the Dandenong RSL is complying with its AMP.

Responsible Service of Alcohol

The Dandenong RSL has a minimum standard that all staff are appropriately trained for the Responsible Service of Alcohol (RSA) by a Registered Training Organisation to ensure that they have the skills and knowledge necessary to contribute to a safe environment in and surrounding licensed premises.

The operator is able to provide easily accessible RSA records of new entrant training, that the operator and all staff are appropriately trained, undertake refresher courses and remain up-to-date throughout their employment.

The operator and staff will be capable of the following:

- Serving alcohol and monitoring its consumption according to the requirements of the Liquor Control Reform Act.
- Providing accurate information to customers on alcoholic beverages and standard drinks
- Preparing and serving standard drinks according to industry requirements
- Recognising and monitoring drinking behaviour to prevent possible intoxication
- Identifying changes in behaviour, observing emotional and physical state of customers for indications of intoxication
- Requesting and obtaining proof-of-age before sale or service of alcohol
- Refusing sale or service of alcohol where a customer may be intoxicated or a minor
- Ensuring minors on the premises do not consume alcohol through secondary service
- Educating patrons, particularly young people, about potential harms associated with alcohol use
- Identifying and diffusing, through appropriate communication and conflict resolution skills, difficult situations relating to the refusal of service of alcohol.

Behavioural Risks

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

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House Policies and strategies will be developed to ensure the wellbeing and safety of all patrons and staff in accordance with recommendations by the VCGLR and City of Greater Dandenong.

Signage at Entry/Exit Points and Toilet Facilities

Signage placed in key strategic locations will detail House Policies to assist patrons to understand expected behavioural standards, such as:

- A map of the venue with the Red Line clearly visible with a short description of its purpose
- A Code of Practice that discourages drinking promotions resulting in rapid alcohol consumption
- Signage that outlines appropriate behaviour by patrons, particularly that:
 - Alcohol is not to be consumed in any public places in the municipality, such as in the car park and related areas, and that up to a \$1,000 Local Laws fine applies
 - That the safety and amenity of people and property in surrounding areas is to be respected upon leaving the premises.

Health and Safety Strategies

To optimise the health, safety and wellbeing of all those on the premises, the operator and staff will:

- Undergo RSA training and regular updates to ensure all those working in the premises are equipped with the skills and knowledge to minimise risks associated with behaviour and alcohol consumption
- Develop and apply strategies that minimise the potential for negative patron behaviour, including the use of safe queuing and dispersal practices
- Develop and apply strategies that maximise amenity and safety for patrons and staff entering and exiting the premises, such as adequate car park lighting, latest CCTV digital cameras, security staff, adequate staff/patron ratios at peak service times
- A Safe Transport Strategy regarding how people can get home safely (including availability of taxis)
- Addressing incidents of broken glass quickly by the operator or staff to ensure injury minimisation
- Providing access to free water at all Bars and food service areas.

Amenity Risks

External amenity impacts will be avoided through adopting the recommended principles in the Department of Justice and Regulation's 'Design Guidelines for Licensed Premises' 2009. Methods for minimising amenity impacts on surrounding uses will include:

- Leading by example by maintaining welcoming and orderly indoor and outdoor areas
- Using fencing, and/or signage and outdoor areas to indicate transitional spaces between car parks and entry/exit points to the premises
- Maintaining clear sightlines and maximising opportunities for passive surveillance to and from the premises of outdoor areas, e.g., ensuring landscaping is kept neat and cut low
- Ensuring outdoor areas in and around the premises are well lit and have an active staff presence

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

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- Ensuring regular cleaning of indoor and outdoor areas, e.g., providing accessible bins with lids to prevent windblown rubbish
- Providing ashtrays in smoking designated areas where allowed, to prevent littering
- Encouraging a quiet exit from patrons leaving into the surrounding areas by providing mints, lollipops or other treats and an active staff presence at payment/registration counter and exit points.

Conclusion

This Alcohol Management Plan aims satisfy the requirements of the City of Greater Dandenong Alcohol Management Policy and Alcohol Management Plan Information Guidelines last adopted on 9 April 2018.

This report addresses the requirements outlined in Council's policy, with a focus on reducing risks to compliance, behaviour and amenity, by:

- Ensuring the operator and staff are well trained and up-to-date with their RSA requirements
- Application of principles and recommendations of the VCGLR and Department of Justice and Regulation
- Strategies to reduce the likelihood of alcohol-related anti-social behaviour, violence and/or vandalism
- Maintaining a welcoming, orderly and supportive environment with a focus on food, refreshments, and encouraging responsible service and consumption of alcohol.

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 44-50 CLOW STREET,
DANDENONG (PLANNING APPLICATION NO. PLN18/0716.01)**

ATTACHMENT 2

DANDENONG RSL LIQUOR LICENCE

PAGES 3 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)*Full Club Licence**Licence No. 32150348*

Subject to the provisions of the Liquor Control Reform Act 1998 and any conditions specified in the licence, the licensee is authorised to supply liquor up to and including 31 December 2019

Licensee	DANDENONG CRANBOURNE RSL SUB-BRANCH INC		
Address for service of notices	PO BOX 8038 DANDENONG 3175	Licensed premises address	1475 SOUTH GIPPSLAND HWY CRANBOURNE & 44-50 CLOW STREET DANDENONG 3175
Trading as	DANDENONG CRANBOURNE RSL SUB-BRANCH		

Additional person(s) endorsed on licence

GREGORY DAVID BETROS - approved as nominee, and is liable as if the licensee, until ceasing to manage and control the licensed premises.

TYPE OF LICENCE

This licence is a full club licence and authorises the licensee to supply liquor on the licensed premises during the trading hours specified below:-

- (a) to a member of the club for consumption on or off the licensed premises; and
- (b) to an authorised gaming visitor or guest of a member for consumption on the licensed premises.

AMENITY

The licensee shall not cause or permit undue detriment to the amenity of the area to arise out of or in connection with the use of the premises to which the licence relates during or immediately after the trading hours authorised under this licence.

The licensee shall ensure that the level of noise emitted from the licensed premises shall not exceed the permissible noise levels for entertainment noise as specified in the State Environment Protection Policy (Control of Music Noise from Public Premises) No.N-2.

MAXIMUM CAPACITIES

44-50 Clow Street, Dandenong
1220 patrons

1475 South Gippsland Highway, Cranbourne
1300 patrons

TRADING HOURS (44-50 CLOW STREET, DANDENONG)

Sunday, Good Friday and ANZAC Day Between 12 midnight and 1am, and 10am and 1am the following day
At any time on any day except for Sunday, Good Friday and ANZAC Day

TRADING HOURS (1475 SOUTH GIPPSLAND HIGHWAY, CRANBOURNE)**FOR CONSUMPTION OFF THE LICENSED PREMISES**

Monday to Saturday, excluding Good Friday and ANZAC Day	At any time
Good Friday	Between 12 noon and 11pm
ANZAC Day (Monday to Saturday)	Between 12 noon and 12 midnight
ANZAC Day (Sunday)	Between 12 noon and 11pm
Sunday (not being an ANZAC Day)	Between 12 midnight and 1am; also between 10am and 11pm

FOR CONSUMPTION ON THE LICENSED PREMISES**Indoor areas -**

Monday to Saturday, excluding Good Friday and ANZAC Day	At any time
Good Friday	Between 12 noon and 11.30pm
ANZAC Day (Monday to Saturday)	Between 12 noon and 12 midnight
ANZAC Day (Sunday)	Between 12 noon and 11.30pm
Sunday (being Christmas Day/Eve or New Years Eve/Day)	Between 12 midnight and 1am; also between 10am and midnight
Sunday (not being an ANZAC Day)	Between 12 midnight and 1am; also between 10am and 11.30pm

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

Full Club Licence

Licence No. 32150348

Page 2

CONDITIONS OF LICENCE (Continued)

Outdoor areas -
Monday to Friday
Saturday
Good Friday
AANZC Day (Monday to Saturday)
ANZAC Day (Sunday)
Sunday (being Christmas Eve/Day or New Years Eve/Day)
Sunday (not being an ANZAC Day)

Between 7am and 3am the following day
Between 7am and 1am the following day
Between 12 noon and 11.30pm
Between 12 noon and 12 midnight
Between 12 noon and 11.30pm
Between 10am and 12 midnight
Between 10am and 11.30pm

APPROVALS/CONSENTS (44-50 CLOW STREET, DANDENONG) Section 120 - The licensee has the approval of the Victorian Commission For Gambling and Liquor Regulation to allow the presence of underaged persons on the licensed premises in connection with sporting activities only. This approval does not include social activities (but does include attendance at a presentation function).

End of Conditions - Printed on 08/04/2019

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 44-50 CLOW STREET,
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ATTACHMENT 3

PROPOSED ALCOHOL MANAGEMENT PLAN

PAGES 5 (including cover)

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<i>Sunday, Good Friday and ANZAC Day</i>	<i>Between 12 midnight and 1am, and 10am and 1am the following day</i>
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ORDINARY COUNCIL MEETING - AGENDA

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ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)

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- Ensuring outdoor areas in and around the premises are well lit and have an active staff presence
- Ensuring regular cleaning of indoor and outdoor areas, e.g., providing accessible bins with lids to prevent windblown rubbish
- Providing ashtrays in smoking designated areas where allowed, to prevent littering

2.3.4 Town Planning Application – No. 44-50 Clow Street, Dandenong (Planning Application No. PLN18/0716.01) (Cont.)



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- Encouraging a quiet exit from patrons leaving into the surrounding areas by providing mints, lollipops or other treats and an active staff presence at payment/registration counter and exit points.

Conclusion

This Alcohol Management Plan aims satisfy the requirements of the City of Greater Dandenong Alcohol Management Policy and Alcohol Management Plan Information Guidelines last adopted on 9 April 2018.

This report addresses the requirements outlined in Council's policy, with a focus on reducing risks to compliance, behaviour and amenity, by:

- Ensuring the operator and staff are well trained and up-to-date with their RSA requirements
- Application of principles and recommendations of the VCGLR and Department of Justice and Regulation
- Strategies to reduce the likelihood of alcohol-related anti-social behaviour, violence and/or vandalism
- Maintaining a welcoming, orderly and supportive environment with a focus on food, refreshments, and encouraging responsible service and consumption of alcohol.

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271)

File Id:	150485
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 55 Assessment Clause 52.06 Assessment

Application Summary

Applicant:	Architekton Ltd
Proposal:	Development of the land for two (2) double storey dwellings to the rear of an existing dwelling
Zone:	General Residential Zone Schedule 1
Overlay:	Nil
Ward:	Paperbark

This application has been brought before the Council as it has received six (6) objections.

The application proposes development of the land for two (2) double storey dwellings to the rear of an existing dwelling. A permit is required pursuant to Clause 32.08-6 (General Residential Zone) of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot.

Objectors Summary

The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Six (6) objections were received to the application. Issues raised generally relate to matters of:

- Traffic and parking concerns;
- Overdevelopment;
- Brick wall on boundary;
- Invasion of privacy; and
- Location of crossovers.

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Assessment Summary**

The proposal is for development of the land for two (2) double storey dwellings to the rear of an existing dwelling in a General Residential Zone (Schedule 1). The subject site is located within an established residential area and is suited for medium density housing given its location and being in reasonably close proximity to services.

The proposal respects the future character of the area by comprising two double storey townhouses with main living areas on the ground level, along with an existing single storey dwelling. There are appropriate setbacks and private open space areas to allow for high quality landscaping along the frontage and rear to protect the amenity of adjoining dwellings and contribute to the landscape character. This includes a significant canopy tree in each rear secluded private open space area, two canopy trees within the front setback and boundary landscaping within well-proportioned setback areas. The proposal is located within an area subject to incremental change with other multi-dwelling double storey developments, of a similar scale and massing.

The development provides appropriate car parking and open space requirements and has been assessed against Clause 22.09 'Residential Development and Neighbourhood Character Policy', Clause 55 'Two or more Dwellings on a lot and Residential Buildings' and Clause 52.06 'Car Parking' of the Greater Dandenong Planning Scheme. The proposal complies with the above listed Clauses, with a few minor exceptions which are addressed by recommended conditions.

Recommendation Summary

As assessed, the proposal is consistent with and appropriately responds to the provisions of the Greater Dandenong Planning Scheme. The proposal appropriately responds to strategic policy for General Residential Zone (Schedule 1) with this report recommending that the application be supported and that a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation.

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

Subject Site and Surrounds

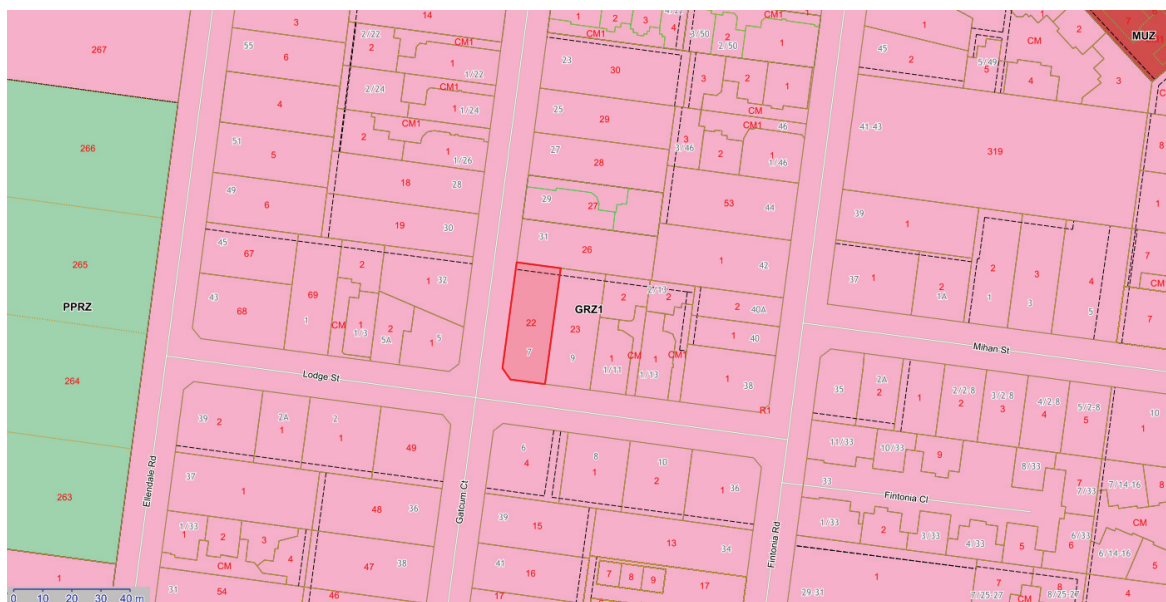
Subject Site

- The subject land is a rectangular shaped lot located on a corner, at the northern side of Lodge Street and eastern side of Gatum court.
- The site is oriented in a North-South direction and the subject land is currently occupied by a single storey brick dwelling.
- The lot has a total area of 623.9sqm with a 12.57m frontage along Lodge Street and 37.19m frontage along Gatum Court.
- There is no significant vegetation on site.
- A 2.44m wide drainage and sewerage easement present along the northern boundary of the site.

Surrounding Area

- The immediate surrounds of the subject site exhibit single and double storey built forms;
- To the north of the site addressed as 31 Gatum Court, comprises of one (1) single storey dwelling;
- To the east of the site addressed as 9 Lodge Street, comprises of one (1) single storey dwelling;
- There is no significant vegetation surrounding the site;
- Chandler Road is located approximately 295m to east; and
- Parkfield Reserve is situated approximately 128 metres to the north-west.

Locality Plan



2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

Background

Previous Applications

A search of Council records revealed that Council has previously considered the following planning applications for the site:

- PLN17/0741 – To develop the land for two (2) double storey dwellings – Permit Granted by Delegate;
- PLN18/0514 - Development of the land for three (3) dwellings comprising one (1) existing single storey dwelling and two (2) new double storey dwellings – Refused. Changes to the current application include reducing the wall on boundary to allow for landscaping along the boundary and a reduced bulk form for Dwelling 2 and 3. The proposal is now considered to be in line with neighbourhood character as discussed below.

Proposal

The application proposes the development of the land for two (2) double storey dwellings to the rear of an existing dwelling.

A summary of the key details of the proposal is provided below:

Type of proposal	Multi-dwelling development
Number of dwellings	Three (3) dwellings (one (1) existing, two (2) new)
Number of bedrooms	All dwellings have three (3) bedrooms
Levels	Maximum two storey
Height	Maximum height of 7.5 metres
Orientated to	Dwelling 1: Lodge Street Dwelling 2 and 3: Gatum Court
Changes to existing dwelling	Works to the existing dwelling include addition of a garage to the rear and window and door modifications in order to comply with the planning scheme
External materials	Dwelling 1: Brick Dwelling 2 and 3: Ground Floor: Brick First Floor: Render and cladding Garages: timber panelling

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	Roof Material: Anthra Zinc
Setbacks	Dwelling 1 (Existing single storey) Ground Floor: South (frontage): 7.6m West: 2.0m North: Garage joined to Dwelling 2's garage East: 1.3m Dwelling 2: Ground Floor: West (frontage): 3m (600mm porch encroachment) North: Dwelling joined to Dwelling 3 East: 3.3m South: garage joined to Dwelling 1's garage First Floor: West (frontage): 3.1m North: joined to Dwelling 2 East: 3.3m South: 0.5m to Dwelling 1's garage line Dwelling 3: Ground Floor: West (frontage): 3m (600mm porch encroachment) North: 6m wall on boundary East: 3.2m South: dwelling joined to Dwelling 2 First Floor: West (frontage): 3.0m

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	North: 1.7m East: 4.5m South: Dwelling joined to Dwelling 2
Private open space type	Dwelling 1: Total POS: 180.05sqm Including: 113.1sqm of front yard; 28.1sqm of SPOS with a minimum dimension of 5.1m; 38.9sqm of additional SPOS. Dwelling 2: Total POS: 56.5sqm Including: 15.6sqm of front yard; 26.6sqm of SPOS with a minimum dimension of 5.1m; 14.2sqm of additional SPOS; Dwelling 3: Total POS: 56.4sqm Including: 15.6sqm of front yard; 26.6sqm of SPOS with a minimum dimension of 5.1m; 14.3sqm of additional SPOS.
Number of car parking spaces required	Six (6) for residents; no visitor spaces

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Number of car parking spaces provided	Six (6) spaces are provided in total
Type of car parking	All dwellings have a single garage and tandem car space
Access	The existing crossover which connects to Gatcum Court is to be removed and replaced with a new single-width crossover and double-width crossover to Council requirements.
Front fence	Dwelling 1 will not be provided with a front fence Dwelling 2 and 3 have an open style fence at 1.2m high
Garden area required	A minimum of 35% of the lot must be set aside for garden area. The proposal comprises of 277.3 sqm garden area, which is 44.5% of the lot. 

A copy of the submitted plans is included as Attachment 1.

Victorian Charter of Human Rights and Responsibilities

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to its contents.

Financial Implications

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required:

- Under Clause 32.08-6 to construct two or more dwellings on a lot.

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The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone, as is the surrounding residential area.

The purpose of the General Residential Zone outlined at Clause 32.08 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.08-6, a permit is required to construct two or more dwellings on a lot.

It is noted that within Schedule 1 to the zone, various requirements of Clause 55 are set out as follows:

- Standard B6 (Minimum street setback) – As per B6 or 7.5 metres, whichever is the lesser;
- Standard B9 (Permeability) – Minimum of 30%;
- Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees;
- Standard B28 (Private Open Space) – An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room; and
- Standard B32 (Front fence height) – Maximum 1.5 metre height in streets in a Road Zone, and a maximum 1.2 metre height for other streets.

Overlay Controls

No overlays affect the subject site or surrounding area.

Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 71.02 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

- To provide for the fair, orderly, economic and sustainable use, and development of land*
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity*
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria*

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

- d. *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value*
 - e. *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community*
 - f. *To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e)*
- (fa) to facilitate the provision of affordable housing in Victoria.*
- g. *To balance the present and future interests of all Victorians.*

In order to achieve those objectives, there are a number of more specific objectives contained within the Planning Policy Framework that need to be considered under this application.

Settlement (Clause 11)

Planning is to recognise the need for, and as far as practicable contribute towards

- *A high standard of urban design and amenity*

Clause 11.02 relating to Managing Growth contains the following relevant objectives:

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*
- *To facilitate the orderly development of urban areas.*
- *To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.*

Built Environment and Heritage (Clause 15)

Clause 15 contains the following relevant objectives:

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
- *To create a distinctive and liveable city with quality design and amenity.*
- *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*
- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

Housing (Clause 16)

Clause 16 contains the following relevant objectives:

- *To promote a housing market that meets community needs.*
- *To locate new housing in designated locations that offer good access to jobs, services and transport.*

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

- *To provide for a range of housing types to meet diverse needs.*
- *To deliver more affordable housing closer to jobs, transport and services.*
- *Direct new housing to areas with appropriate infrastructure.*
- *Create mixed-use neighbourhoods at varying densities that offer more choice in housing.*

Clause 18 (Transport)

Clause 18.01-1S relating to Land use and transport planning contains the following relevant strategies:

- *Plan urban development to make jobs and community services more accessible by:*
 - *Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.*

Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.

The MSS is contained within Clause 21 of the Scheme. The MSS at **Clause 21.02** focuses on the **Municipal Profile**, within which the following is noted:

- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
- *While there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).*

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. The vision is that Greater Dandenong will be a municipality where housing diversity and choice is promoted in its various attractive neighbourhoods.

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The objectives and strategies of the MSS are under four (4) main themes including: land use; built form; open space and natural environment; and, infrastructure and transportation (considered individually under Clauses 21.04 to 21.07). Of particular relevance to this application are Clauses 21.04 – Land Use and 21.05 – Built Form:

Clause 21.04-1 (Housing and community)

This Clause contains the following relevant key points and strategies:

- *Greater Dandenong's population is expected to rise by 22 percent, from 147,000 to 179,000 in the decade to 2024, placing pressure on transport networks, infrastructure, services and public open space.*
- *Approximately 9,950 new households will need to be accommodated across the municipality by 2024 (Greater Dandenong Housing Strategy 2014-2024).*
- *Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.*
- *Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.*
- *Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.*
- *Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.*
- *Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.*
- *Encourage a mix of housing types that better reflects the cross section of the community in Greater Dandenong.*

Clause 21.05-1 (Urban design, character, streetscapes and landscapes)

This Clause contains the following relevant objectives and strategies:

- *To facilitate high quality building design and architecture.*
 - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
 - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
 - *Encourage innovative architecture and building design.*
 - *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.*
- *To facilitate high quality development, which has regard for the surrounding environment and built form.*

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- *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*
- *Promote all aspects of character – physical, environmental, social and cultural.*
- *Encourage planting and landscape themes, which complement and improve the environment.*
- *Encourage developments to provide for canopy trees.*
- *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To improve the quality, consistency and functions of the city's environment*
 - *Encourage new developments which are adjacent to public open spaces to address and complement the open space.*
 - *Encourage interconnected pedestrian links and bicycle paths to public transport and recreation facilities.*
 - *Apply the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To ensure landscaping that enhances the built environment*
 - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
 - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*
 - *Ensure that landscaping is designed in accordance with 'Crime Prevention Through Environmental Design' (CPTED) principles.*

Clause 22.09 (Residential Development & Neighbourhood Character Policy)

The following objectives at Clause 22.09-2 are:

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*
- *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

- *Achieve high quality internal amenity and private open space outcomes for future residents;*
- *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
- *Promote public realm safety by maximising passive surveillance.*
- *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
- *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
- *Achieve environmentally sustainable design outcomes;*
- *Use quality, durable building materials that are integrated into the overall building form and façade; and*
- *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*

Clause 22.09-3.1 (Design Principles) provides design principles, which apply to all Future Change Areas within the General Residential Zone.

Clause 22.09-3.3 (Incremental Change Areas) provides design principles which are identified as follows:

- *Preferred housing type – The preferred housing type for the Incremental Change Area is medium density.*
- *Building Height – The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.*
- *Landscaping – Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.*
- *Setbacks, front boundary and width – Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.*
- *Private open space – Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing*
- *Bulk & Built Form –*
 - *Residential development should:*
 - *ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;*
 - *provide separation between dwellings at the upper level;*
 - *retain spaces of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space; and*
 - *position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.*

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- *The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.*
- *Two storey dwellings to the rear of a lot may be considered where:*
 - *the visual impact of the building bulk does not adversely affect the identified future character of the area;*
 - *overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;*
 - *the building bulk does not adversely affect the planting and future growth of canopy trees to maturity;*
 - *sufficient side and rear boundary landscaping can be provided to screen adjoining properties;*
 - *upper storey components are well recessed from adjoining sensitive interfaces.*
- *Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.*

An assessment of Clause 22.09 is included as Attachment 3.

Particular Provisions

Clause 52.06 (Car parking)

The provision of Car Parking must be considered for this proposal. The purposes of this provision are:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The required spaces are identified in the table to Clause 52.06-5. The table at Clause 52.06-5 notes that a dwelling with one or two bedrooms requires one (1) car space and a dwelling with three or more bedrooms requires two (2) car spaces. One (1) car parking space is required for visitors to every five dwellings for developments of five or more dwellings.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-9 of the Scheme.

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An assessment of Clause 52.06 is included as Attachment 5.

General Provisions

Clause 65 – Decision Guidelines needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

Proposed Planning Scheme Amendments

There are no proposed Planning Scheme amendments relevant to this application.

Restrictive Covenants

There are no covenants or other restrictions that apply to the land.

Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. In accordance with the commitment in Council's Annual Plan, all applications are considered on their merits.

Diversity (Access & Equity)

It is not considered that the proposal raises any diversity issues affecting the planning assessment of this application.

Community Safety

It is considered that there would be no adverse community safety implications in permitting the proposal subject to strict conditions on any planning permit issued.

Safe Design Guidelines

Consideration of the relevant requirements of these Guidelines has been undertaken within the Assessment of this application.

Referrals

The application was not required to be referred to any external referral authorities pursuant to Section 55 of the Planning and Environment Act 1987.

The application was referred to South East Water for Comment, who stated a build over easement will require to be applied for by the applicant. A build over easement for a similar built form for Dwelling 3's garage was approved on 09 November 2019 by South East Water.

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Internal

The application was internally referred to Council's Civil for their consideration. The comments provided will be considered in the assessment of the application.

Civil Development	No objections, subject to conditions on permit (Conditions 4-8). The referral was due to the new crossovers and building along the easement (the easement is also in favour of South East Water who will be required to give permission via condition 10).
Transport	No objections

Advertising

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing two signs on site facing Lodge Street and Gatcum Court.

The notification has been carried out correctly.

Council has received six (6) objections to date.

The location of the objectors / submitters is shown in Attachment 2.

Consultation

A consultative meeting was held on 10 July 2019, with the objectors and Council representatives in attendance. The applicant did not attend the consult meeting. Whilst the issues were discussed at length there was no resolution and the objections stand as received.

Summary of Grounds of Submissions/Objections

The objections are summarised below (**bold**), followed by the Town Planner's Response (in *italics*).

Traffic and parking concerns

A number of concerns have been raised by the objectors with respect to an increase in traffic and car parking, insufficient car parking within the proposal, including a lack of street parking, an increase in traffic congestion and noise associated with traffic, and the overall impact on safety.

Council officers note that all car parking spaces have been provided in accordance with Clause 52.06-5 of the Planning Scheme.

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The development would propose two crossovers (one double and one single) where one previously existed. The proposal would comply with the Car Parking Principle of Clause 22.09-3.1 and would maximise the retention/provision of on-street car parking. There is an 11.3m gap between the two crossovers to allow for two (2) cars to park there. There is a 15.8m gap between the crossover and the intersection, allowing for one (1) car to park due to cars being prohibited to park within 10m of an intersection.

It is therefore considered that the proposal will not result in unacceptable traffic congestion or other traffic issues.

Overdevelopment

Concerns were raised regarding the proposal being considered overdevelopment in the area due to the size of the lot with two double storey dwellings and one single storey dwelling. The site is located within the incremental change area which encourages well-designed medium density development. The proposal maintains consistency with the identified future character of the incremental change area, as well as consistency with the existing character of the immediate surrounds with multi-unit development commonplace. A number of these developments are double storey.

The cantilevering roof over Dwelling 2 and 3's accessway is minor in nature, and would not protrude into the front setback making it's visually non-dominating from the streetscape.

To lessen the visual impact of the dwellings from the streetscape, conditions (condition 1.1 and 1.2.) have been recommended to increase the north setback for Dwelling 3 on the first floor to 1.9 metres and the south setback for Dwelling 2 on the first floor to 1 metre from Dwelling 1's garage line.

Brick wall on boundary

Concerns were raised over the wall on boundary along the north boundary and it negatively impacting the amenity of 31 Gatum Court. The wall was assessed against Standard B18 - Clause 55.04-2 (Walls on boundaries objective) of the Greater Dandenong Planning Scheme. This requires all walls on boundary to be a length of no 'more than 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot'. The allowable wall length is 11.4 metres, based on the 15.62 metre boundary length. The proposed wall on boundary length is 6 metres, well within the standard.

The height of a new wall on boundary is to not exceed an average of 3.2 metres with no part higher than 3.6 metres. The maximum height of the proposed wall is 2.8 metres. Therefore, the wall on boundary meets all the requirements of Standard B18 in Clause 55.04-2 (Wall on boundary objective) of the Greater Dandenong Planning Scheme

Invasion of privacy

Concern was raised over the invasion of privacy for the neighbouring lot at 31 Gatum Court. The test for overlooking is set by Standard B22 - Clause 55.04-6 of the Greater Dandenong Planning Provisions. This requires any habitable room window or balcony with a direct view into an existing habitable room window or secluded private open space within a horizontal distance of 9 metres from ground level to be screened in accordance with Standard B22.

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To satisfy this issue, upper floor windows that need to be, have been appropriately screened. The proposal would have sill heights of at least 1.7 metres above finish floor level, meeting the requirements of Standard B22 in Clause 55.04-6 (Overlooking objective) of the Greater Dandenong Planning Scheme.

Location of crossovers

The proposal has been referred to Civil Development who held no objection to the proposed crossovers, provided a crossing permit is obtained and all requirements are met. The location of crossovers allow for a car to be parked between them and would not adversely impact the availability of on-street car parking. The application was referred to Transport Department, who held no objection.

Assessment

The subject site is located within an established residential area and is well suited for the development of medium density housing given that the site is located within easy walking distance of many community facilities and public transport. The proposal also seeks to reduce pressure on the urban fringe by providing three (3) dwellings where previously one (1) existed through the partial redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated.

As required by the General Residential Zone that applies to this site, the proposed development has been assessed against the provisions of Clause 55 (full assessment attached as attachment 4) of the Greater Dandenong Planning Scheme and the Schedule 1 to the General Residential Zone. The proposed development has also been assessed against Clause 52.06 (full assessment in attachment 5) and Clause 22.09 (full assessment attached as attachment 3) of the Greater Dandenong Planning Scheme. The proposal complies with all requirements of these clauses except in the instances detailed below, where variations or conditions are required.

Use

As outlined in Clause 32.08-2 (General Residential Zone), a dwelling is listed as a Section 1 use, and a planning permit is not required for the use of the proposal. However, a planning permit is required for the buildings and works, which is discussed below.

Development

Planning Policy Framework / Local Planning Policy Framework

In considering the Planning Policy Framework and the Local Planning Policy Framework, Council can establish that an acceptable proposal will be guided by:

- Clause 55 *Two or more dwellings on a lot*; and
- Clause 22.09 *Residential Development and Neighbourhood Character*.

Each of these Clauses ensure that Council facilitates the orderly development of urban areas, which is a specific objective of Clause 11.02 Settlement.

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The objectives of Clause 15.01-01S Urban Design, Clause 15.01-02S Building Design and Clause 21.05-1 Built Form outline the key considerations in which a development must respond to urban design, character, streetscapes and landscape issues.

It is considered that the proposed design response respects the preferred neighbourhood character of the incremental change area by providing a medium density housing typology.

The proposal is of a high quality urban design, with physical recession, articulation, varied use of materials, textures and other visual interest.

The overall layout allows space for acceptable landscaping treatments such as a significant canopy tree and shrubbery plantings within well-proportioned setback areas to allow growth to maturity.

The proposal is also located within an area subject to incremental change with other multi-unit developments of a similar scale and massing being found within the surrounding residential area. The proposal's compliance with Clause 22.09 and Clause 55 (subject to conditions) ensures that the development would achieve the objectives set out in Clause 15.01 and Clause 21.05-1.

As such, Council officers recommend that the application be approved subject to planning permit conditions as necessary.

Clause 22.09 Assessment

An assessment against the design principles of Clause 22.09 is included at Attachment 3 of this report. This proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09, and is considered to comply with the requirements of this clause, except in the following instances:

Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone - Bulk and Built Form:

This clause seeks to provide separation between dwellings at the upper floor in the incremental change area. While Dwelling 2 and 3 are connected at the upper floor, the proposal is considered acceptable in this instance given that the dwellings are highly articulated and utilise a variety of materials to soften their impact.

In addition, the front setbacks allow for substantial landscaping to lessen the appearance of visual bulk to the street. There is also separation between Dwelling 2 and the roof form of Dwelling 1 to create a sense of space across the site. To lessen the impact of visual bulk further, conditions (condition 1.1 and 1.2.) have been recommended to increase the north setback for Dwelling 3 on the first floor to 1.9 metres and the south setback for Dwelling 2 on the first floor to 1 metre from Dwelling 1's garage line.

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

Clause 55 Assessment

The proposal is considered to comply with the requirements of this Clause, except in the following instances:

Clause 55.03-6 Standard B13 – Landscaping objectives

Relevant objective: *“To encourage development that respects the landscape character of the neighbourhood”* and *“To provide appropriate landscaping”*.

A detailed landscape plan has not been submitted as part of the application. However, if a permit were to be granted, Condition 2 would require a detailed landscape plan to be submitted. Conditions would be requested so that the site would be able to achieve a revegetation of the site consistent with the surrounding properties and an improved landscape character.

Clause 55.05-4 Standard B28 – Private Open objectives

Relevant objective: *“To provide adequate private open space for the reasonable recreation and service needs of residents.”*

The proposal does not meet the design and size requirements for Secluded Private Open Space (30sqm with a minimum dimension of 5 metres) as outlined through the variation to Standard B28 under the Schedule of the GRZ.

Dwellings 2 and 3 fall short of the 30sqm with a minimum dimension of 5m requirements by 3.4sqm (26.6sqm provided) and Dwelling 1 falls short by 1.9sqm (28.1sqm provided).

However, both Dwellings 2 and 3 have just over 14 sqm of additional secluded private open space for residents to enjoy (40.8sqm in total), and Dwelling 1 has an additional 38.9sqm of secluded private open space (67sqm in total). Officers consider that these additional areas adequately offset the minor variations to the standard, and provide for useable and beneficial open space for residents. Furthermore, the lot is in close proximity to Parkfield Reserve, which is within walking distance from the subject site. The development allows for good access to northern sun for all dwellings and they all have privacy from the street. It is therefore considered that the objective of providing adequate private open space for the reasonable recreation and service needs of residents is met.

Clause 52.06 Assessment

The proposal is considered to comply with the requirements of this Clause with respect to the number of car parking spaces required (Clause 52.06-5) and design standard of car parking (Clause 52.06-9).

Conclusion

The proposal is generally consistent with the provisions of the Greater Dandenong Planning Scheme, including the zoning requirements, local policy direction, application of Clause 55, and the decision guidelines of Clause 65, subject to conditions.

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Recommendation**

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as No. 7 Lodge Street NOBLE PARK VIC 3174 (Lot 22 LP 58753), for the Development of the land for two (2) double storey dwellings to the rear of an existing dwelling in accordance with the plans submitted with the application subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:
 - 1.1. Increase Dwelling 3's first floor north setback to 1.9 metres;
 - 1.2. Increase Dwelling 2's first floor south setback (from Dwelling 1's garage line) to 1 metre;
 - 1.3. Internal and external fence heights and materials;
 - 1.4. Internal and external fence heights and materials;
 - 1.5. Letterboxes and all other structures (including visually obstructive fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9;
 - 1.6. Landscape plans in accordance with Condition 2.All to the satisfaction of the Responsible Authority.
2. Before the approved development starts, and before any trees or vegetation are removed, and amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimension. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:
 - 2.1. plans to accord with Condition 1 of this permit;
 - 2.2. the site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;
 - 2.3. details of the proposed layout, type and height of fencing;

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

- 2.4. legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
- 2.5. a plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**
- 2.6. at least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling;**
- 2.7. at least two (2) advanced canopy trees with a minimum planting height of 1.5 metres within the front setback to dwelling 1;**
- 2.8. at least one (1) advanced canopy trees with a minimum planting height of 1.5 metres within the front setback of both dwelling 2 and 3.**

When approved, the amended landscape plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.

All to the satisfaction of the Responsible Authority.

- 3. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 4. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 5. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
- 6. The connection of the internal drainage infrastructure to the legal point of discharge must be to the satisfaction of the Responsible Authority.**

Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the legal point of discharge approval letter. Approval of drainage plan including any retention system within the property boundary is required.

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

- 7. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 8. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
- 9. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 10. No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**
- 11. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
- 12. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**

All glazing must at all times be maintained to the satisfaction of the Responsible Authority.
- 13. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
- 14. This permit will expire if:**
 - 14.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 14.2. The development or any stage of it is not completed within four (4) years of the date of this permit.**

Before the permit expires or within six (6) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

14.3. The request for the extension is made within twelve (12) months after the permit expires; and

14.4. The development or stage started lawfully before the permit expired.

Permit notes:

- **A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.**
- **Approval of any retention system within the property boundary is required by the relevant building surveyor.**
- **Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development regarding legal point of discharge, new crossings, building over easements, etc.**
- **As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.**
- **Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.
Note all existing vehicle crossing will need to be removed and reinstate with kerb in accordance with Council Standards. Also, the developer will need to obtain a Vehicle Crossing Permit from Council.**
- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- **A report of consent for build over easement is required for the proposed garage over the existing 2.44m wide drainage & sewerage easement within the rear**

**2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - No. 7 LODGE STREET NOBLE PARK
(PLANNING APPLICATION NO. PLN19/0271)**

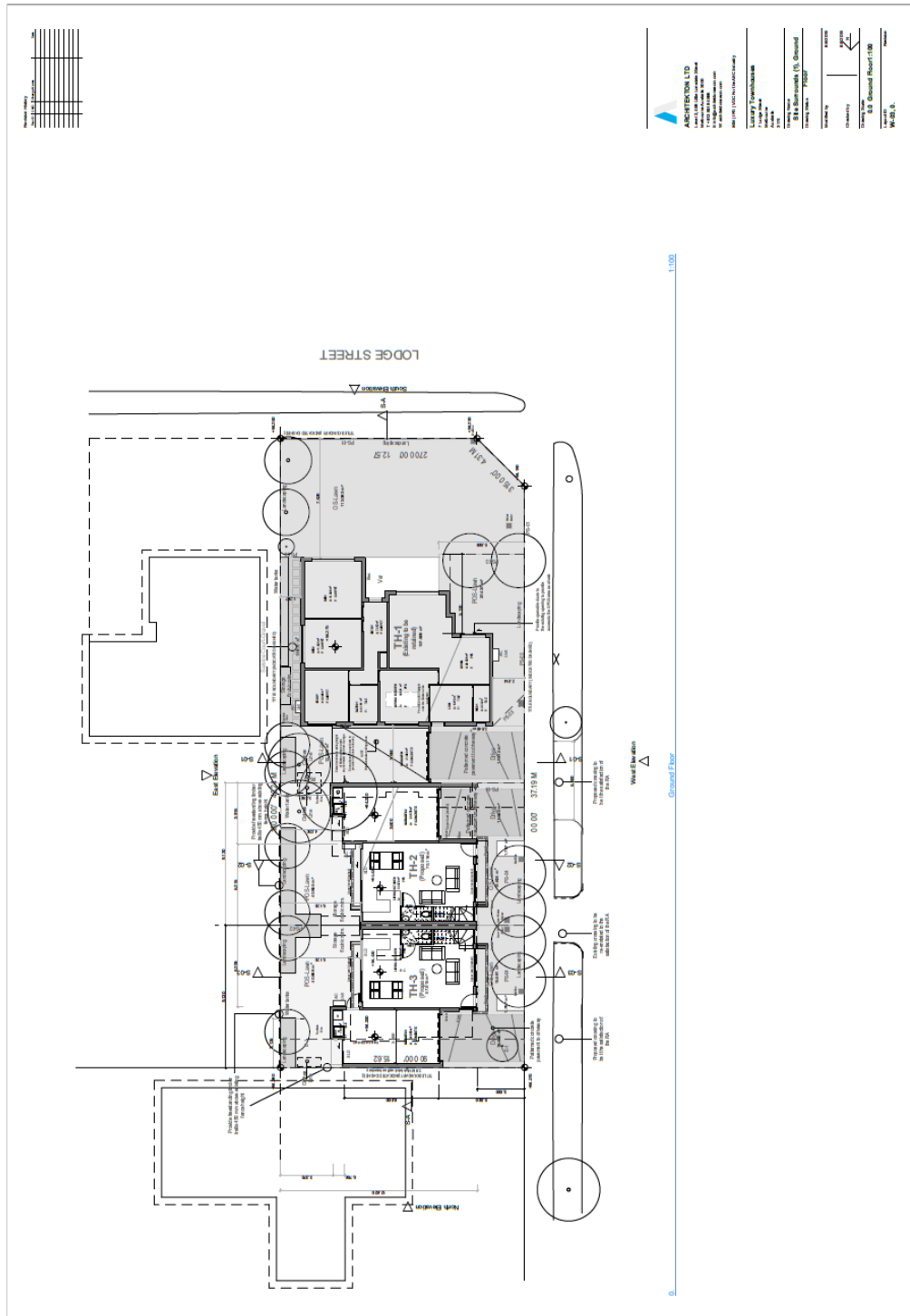
ATTACHMENT 1

SUBMITTED PLANS

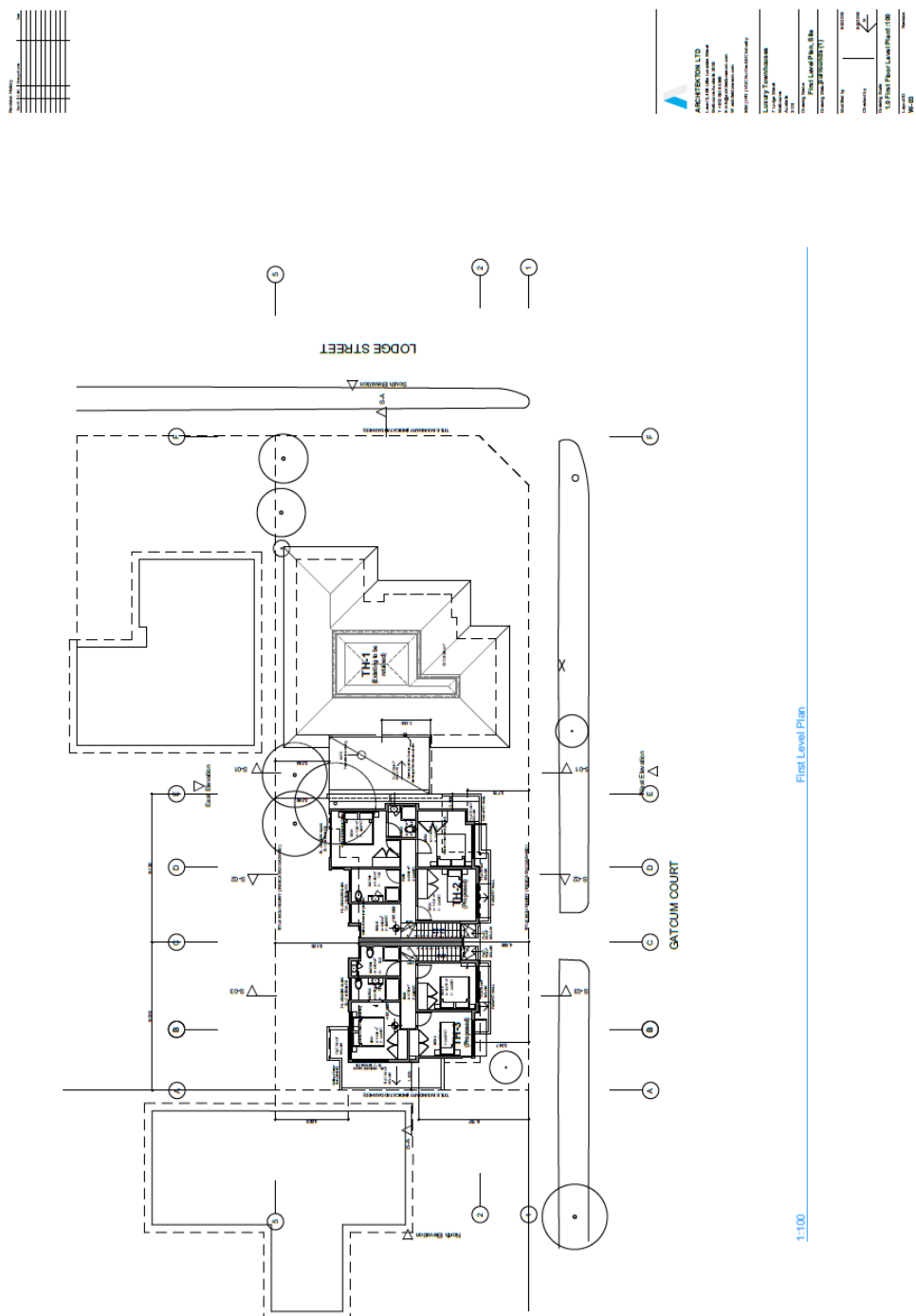
PAGES 7 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

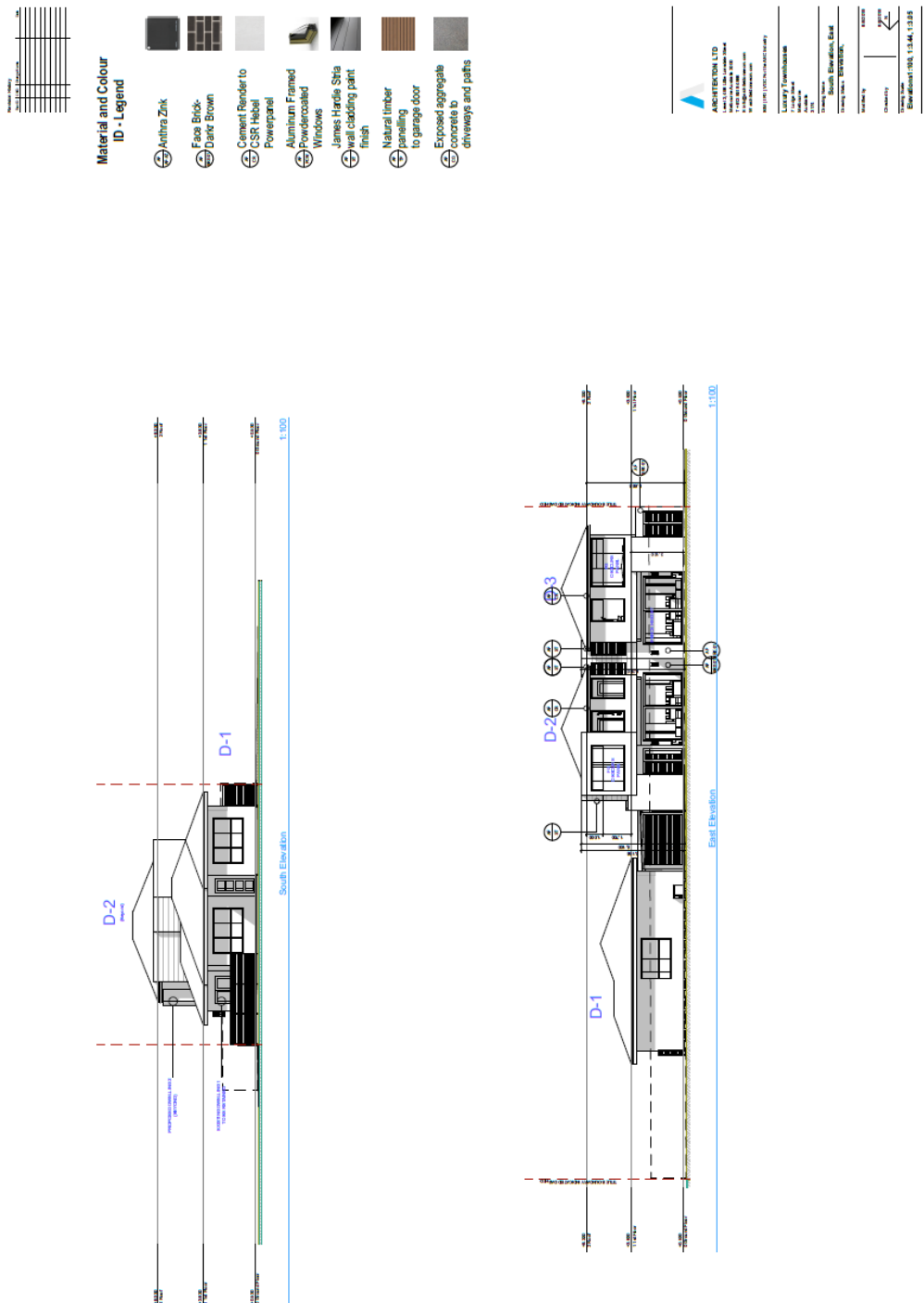
2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)



2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)



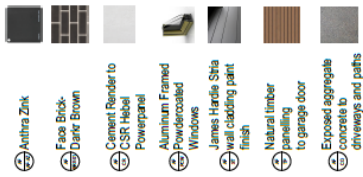
ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

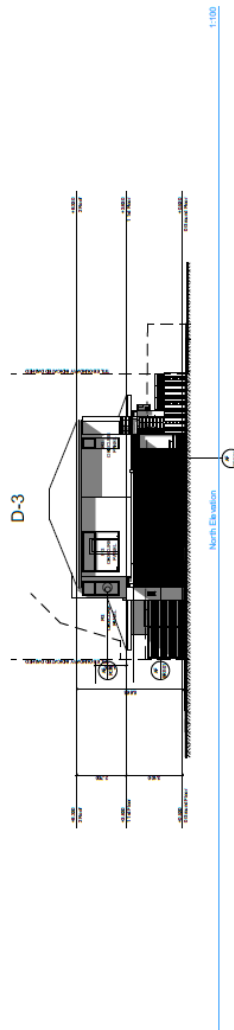
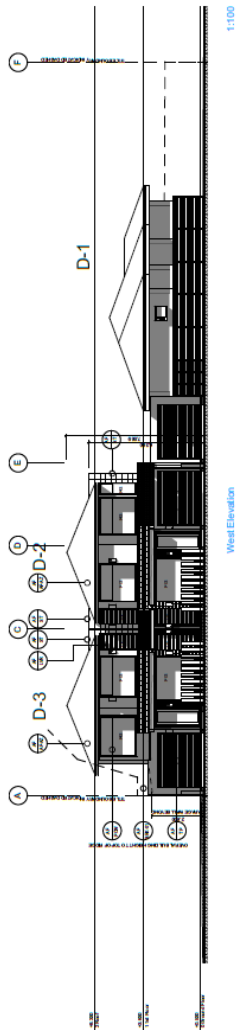
2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

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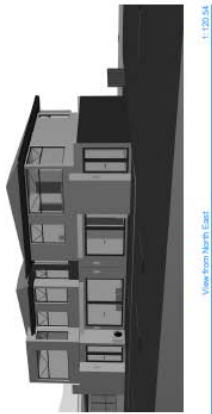
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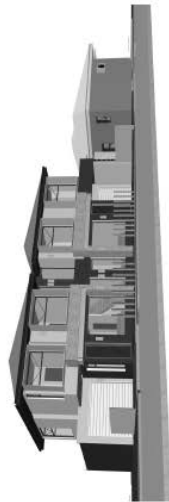
ANCIENTORIA LTD 1/11-13/15 Market Street Noble Park, VIC 3106 Tel: 03 9497 1111 Fax: 03 9497 1112 Email: info@ancientoria.com.au Web: www.ancientoria.com.au	ANCIENTORIA LTD 1/11-13/15 Market Street Noble Park, VIC 3106 Tel: 03 9497 1111 Fax: 03 9497 1112 Email: info@ancientoria.com.au Web: www.ancientoria.com.au	ANCIENTORIA LTD 1/11-13/15 Market Street Noble Park, VIC 3106 Tel: 03 9497 1111 Fax: 03 9497 1112 Email: info@ancientoria.com.au Web: www.ancientoria.com.au	ANCIENTORIA LTD 1/11-13/15 Market Street Noble Park, VIC 3106 Tel: 03 9497 1111 Fax: 03 9497 1112 Email: info@ancientoria.com.au Web: www.ancientoria.com.au	ANCIENTORIA LTD 1/11-13/15 Market Street Noble Park, VIC 3106 Tel: 03 9497 1111 Fax: 03 9497 1112 Email: info@ancientoria.com.au Web: www.ancientoria.com.au
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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)



View from North-East 1:120:34



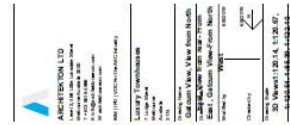
General View from North-West 1:120:30



General View 1:120:67

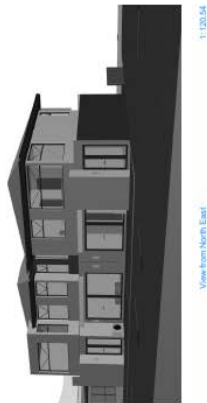
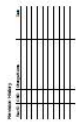


View from road - Front-East 1:120:36



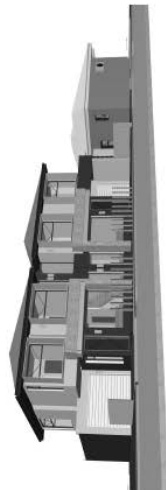
General View 1:120:14

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)



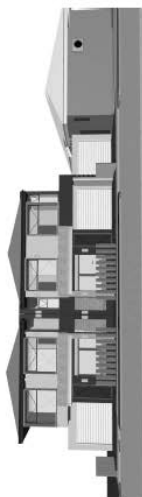
View from North East

1:120.54



Oblique View From North West

1:120.19



Oblique View

1:120.67



View from road - From East

1:80.39



Oblique View

1:120.54



**2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - No. 7 LODGE STREET NOBLE
PARK (PLANNING APPLICATION NO. PLN19/0271)**

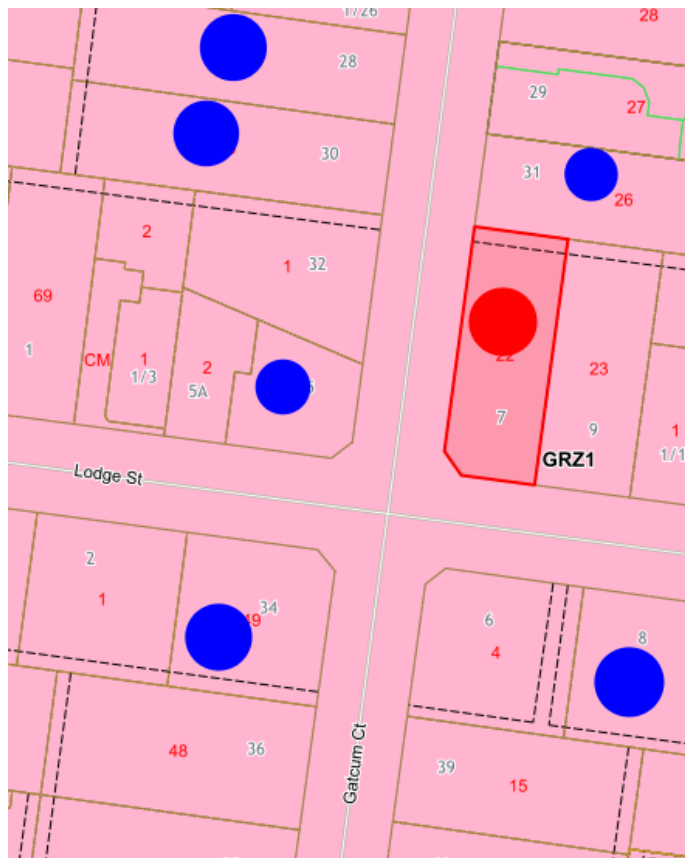
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

**2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271)
(Cont.)**



Subject Site: 

Objectors: 

**2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - No. 7 LODGE STREET NOBLE PARK
(PLANNING APPLICATION NO. PLN19/0271)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 13 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Assessment Table for Clause 22****Clause 22.09-3.1 Design Principles for all residential developments**

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	✓ Principle met The proposal would have an active frontage with ground floor habitable room windows oriented towards the street for all dwellings
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.	✓ Principle met Passive surveillance of street and public realm is provided through habitable room windows fronting the street at both ground and upper floor level. Habitable room windows are oriented towards the street.
	Use semi-transparent fences to the street frontage.	✓ Principle met The front fences for Dwelling 2 and 3 are semi-transparent
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	✓ Principle met Motion sensor lighting has been provided to the dwelling entries, car parking areas, and along the internal accessway.
	Ensure that all main entrances are visible and easily identifiable from the street	✓ Principle met The entrances are facing the street and are visible and easily identifiable from the street there are orientated too.
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	✓ Principle met The proposal provides NHW away from entrances and street frontages
Landscaping	Residential development should:	

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	✓ Principle met (through permit condition) Condition required. A landscape plan has not been provided as part of the application. Permit condition 2 would request a landscape plan. The proposal would be capable of providing high quality on-site landscaping including screen planting and canopy trees along the ground level front setback, and side and rear boundaries.
	Provide substantial, high quality landscaping along vehicular accessways.	✓ Principle met A landscape plan has not been submitted as part of the application. Indicative landscaping suggests the proposal would provide high quality landscaping along the vehicular accessway.
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ Principle met (through permit condition) Condition required. A landscape plan has not been provided as part of the application. Permit conditions would request a landscape plan with at least two substantial canopy trees to each front setback and at least one canopy tree to each ground level secluded private open space area.
	Planting trees that are common to and perform well in the area.	✓ Principle met (through permit condition) Condition required. A landscape plan has not been provided as part of the application. Permit condition 2 would request a landscape plan.

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	Avoid the removal of existing mature trees by incorporating their retention into the site design.	✓ Principle met (through permit condition) On-site trees, trees are proposed to be removed to accommodate the development, and do not require a permit to be removed. No off-site trees would be effected.
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	✓ Principle met (through permit condition) The proposal would set aside over 70% of the front setback for landscaping, which would soften the built form when viewed from the street. Permit condition 2.7 would request a landscape plan with at least two substantial canopy trees within the front setback. This would soften the appearance of the built form when viewed from the street to respect the amenity of the adjoining properties.
	Ensure that landscaping also addresses the Safety Design Principles.	✓ Principle met Future landscaping can be provided to address the safety design principles.
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ Principle met (through permit condition) A landscape plan has not been provided, however the rear yard and front setbacks have adequate open space to allow for a substantial canopy tree. A permit condition would request at least one canopy tree to each ground level secluded private open space area.
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ Principle met The proposal exceeds the requirements of Standard B9 (Permeability) of Clause 55.03-4. Setbacks are sufficient, and will allow for adequate landscaping to increase stormwater retention and increase permeability.

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ Principle met (through permit condition) A landscape plan has not been provided as part of the application. Permit condition 2 would request a landscape plan that considered the species of landscaping.
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	✓ Principle met The proposed crossovers are on a frontage of 37.19 metres.
	On-site car parking should be: - Well integrated into the design of the building, - Generally hidden from view or appropriately screened where necessary, - Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.	✓ Principle met Garages are recessed from the front setbacks and well integrated into the design. The proposed parking layout would not dominate the streetscape and would maximise soft landscaping opportunities at ground level.
	Where car parking is located within the front setback it should be: - Fully located within the site boundary; and - Capable of fully accommodating a vehicle between a garage or carport and the site boundary.	✓ Principle met Parking within the front backs is fully located within the site boundary and fully capable of accommodating a vehicle between the garage and the site boundary.
	Developments with basement car parking should consider flooding concerns where applicable.	NA - Basement parking not proposed.
Setbacks, front boundary and width	Residential developments should:	
	Provide a front setback with fence design and height in keeping with the predominant street pattern.	✓ Principle met A 1.2 metre open style fence is proposed. Front fence heights and designs vary throughout the street and the 1.2 metre high paling fence is considered appropriate and of a design and height in keeping with the predominant street pattern.

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	Maintain the apparent frontage width pattern.	✓ Principle met The frontage width pattern is maintained, with two clearly identified dwellings with a garage located on Gatum Court, and the frontage to Lodge street remaining unchanged.
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	✓ Principle met Appropriate side setbacks have been provided, that will allow for screening planting. At least one generous side setback has been provided to the eastern boundary to allow for the planting of mature canopy trees
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	✓ Principle met The proposed 1.2 metre high open style front fence is of a low scale and will allow for a visual connection between the front garden and street tree planting.
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	✓ Principle met While the dwellings do not meet the minimum requirements of secluded private open space with a minimum dimension of 5 metres, but they do exceed the overall total for POS and allow for residents to have easy access each space with plenty of sunlight. The private open spaces areas are easily accessible from the main ground floor living areas.
	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	✓ Principle met Large private open space areas provided, which will be able to accommodate boundary landscaping, services and outdoor furniture, and will maximise the useability of the space.

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

Bulk & Built Form	Private open space should be positioned to maximise solar access.	✓ Principle met POS is located to the north for Dwelling 2 and 3, and Dwelling 1 has access to some northern sun and meets the standard of Clause 55.05-5 (Solar Access to open space objective), the secluded private open space will still be a highly useable space based on the sunlight it will receive
	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	✓ Principle met While upper floor levels of the same dwelling for Dwelling 2 and 3 do encroach into SPOS areas, the solar access, useability, and amenity of the space is not adversely impacted.
	Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	✓ Principle met Upper levels do not encroaching into the SPOS of a separate lower level dwelling.
	All residential developments should respect the dominant façade pattern of the streetscape by: • Using similarly proportioned roof forms, windows, doors and verandahs; and • Maintaining the proportion of wall space to windows and door openings.	✓ Principle met The proposal has similar materials found in existing dwellings in the surrounding area. The proposed materials include brick at ground floor, with render and cladding for the upper floor, with a pitched roof with eaves.
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	✓ Principle met Balconies not proposed.
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: • The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or • The retention of the existing dwelling detracts from the identified future character.	✓ Principle met Existing dwelling is to be retained. It does not create an unacceptable layout for the proposed dwellings and would allow for development to happen on the site again if it was removed.

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:	• Not exceeding the height of the neighbouring significant building; • Minimising the visibility of higher sections of the new building; and • Setting higher sections back at least the depth of one room from the frontage.	✓ Principle met Site not adjacent to any identified heritage buildings.
Site Design	Residential development should:		
	Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.		✓ Principle met No issues identified in regards to the overlooking and overshadowing in the Clause 55 assessment above.
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance		✓ Principle met Large windows are proposed and where possible, north facing windows and east-west windows to maximise thermal performance and energy efficiency and lessen reliance for artificial heating and cooling.
	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.		✓ Principle met Ground level living areas are proposed, which would minimise the need for screening. A permit condition can be added to reduce the massing articulation to the streetscape of Dwelling 2 and 3. A increased setback will be condition for the north setback of dwelling 3 and south setback on the dwelling 2. It will reduce the visual bulk from the street.
	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.		✓ Principle met Sufficient setbacks are provided to the front, side and rear to allow for landscaping, canopy trees and screen planting
	Provide suitable storage provisions for the management of operational waste		✓ Principle met Bins are located in the rear secluded private open space areas for each dwellings.

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	✓ Principle met The site is located close to public transport, and cycling and walking can be encouraged in the area.
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	✓ Principle met Proposed materials of brick, render and cladding are similar to those found in surrounding residential developments.
	Avoid the use of commercial or industrial style building materials and finishes.	✓ Principle met Materials are suited to residential developments.
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	✓ Principle met The proposal is well articulated through variation to materials and forms. Repetitive and excessive use of materials has been avoided.
	Use a consistent simple palette of materials, colours finishes and architectural detailing.	✓ Principle met A simple palette of colours and materials have been utilised to ensure that the proposal maintains a simple design, without excess use of certain colours.
	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	✓ Principle met The materials are durable and typical for residential developments.
Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should: Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.	✓ Principle met Bin and recycling enclosures, mailboxes, meter boxes, clothes lines and water tanks have all been provided and are easily accessible for each dwelling.

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

Internal Amenity	Be designed to avoid the location of domestic and building services: • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.	✓ Principle met Services are located outside the main SPOS of the dwellings.
	Residential development should: Ensure that dwelling layouts have connectivity between the main living area and private open space.	✓ Principle met There is a direct connectivity between living and private open space areas.
	Be designed to avoid reliance on borrowed light to habitable rooms.	✓ Principle met Habitable rooms have been provided with windows and do not rely on borrowed light.
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	✓ Principle met Ground level living is proposed and reduces the need for screening.
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	✓ Principle met Ground level living is proposed.

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)		
Titles & Objectives	Principles	Principle met/Principle not met/NA
Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	✓ Principle met Medium density proposed. The proposal is consistent with the definition of medium density, as defined in Clause 22.09-4, as it is for three dwellings on a single lot, with two double storeys and one existing single storey. The two townhouses are attached.
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	✓ Principle met A maximum of two storeys proposed
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	✓ Principle met (with permit condition) A landscape plan has not been provided and would be requested as part of permit condition 2. Permit conditions would request two canopy trees within each front setback, and one canopy tree to each rear SPOS area. In addition, the proposal would also set aside 70% of the front setback for landscaping for both the south and west, which would protect the outlook of adjoining properties.
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street	✓ Principle met Parking, paving and car access would not dominate the street The accessway would comply with Standard B14 (Access objective). There are open style fences to allow for soft landscaping views to be maximised from the streetscape.

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	✓ Principle met The secluded private open space is located at the rear of each dwelling. Dwelling 1 provides SPOS to the side/front of the dwelling. There are still opportunities for landscaping in the front setback, as the fences do not extend to the boundary.
Bulk & Built Form	Residential development should: Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	✓ Principle met The existing neighbourhood character comprises a mix of single and double storey multi-unit developments. The built form responds to the site circumstances, with recessed garages, the proposed materials are comprised of brick at ground floor and render and cladding at the upper floor, and the dwelling would incorporate a pitched roof with eaves. Overall, the proposal integrates with the existing streetscape and incorporates a variety of elements from neighbouring dwellings. While it does fit into the streetscape, a permit condition can be added to slightly reduce the built form, by increasing the setbacks to the north for Dwelling 3 and to the south for Dwelling 2.
	Provide separation between dwellings at the upper level;	✗ Principle not met The dwellings are not separated at the upper levels, under Clause 22.09-4 (Definitions) townhouses can be attached or semi-detached. As both dwellings front the street and would be considered townhouses, they would visually give a similar impression as one single dwelling.

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space.	✓ Principle met A clear spine of open space has been retained to the rear of dwelling two and three to maximise landscaping opportunities and protect private secluded private open space.
	Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.	✓ Principle met The site is a corner lot, the building mass is properly located to allow for protection of private open space.
	The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space. Two storey dwellings to the rear of a lot may be considered where: • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces.	✓ Principle met The rear most dwelling is a double storey. As the site is a corner lot, it is in a unique position to provide two double storey dwellings to the rear to a single storey on a lot without creating an unacceptable amount of building bulk. The design allows for sufficient setbacks for canopy trees to mature and sufficient landscaping opportunities. The setbacks allow for the proposal to not overshadow and the obscuring and screening of windows allow to not overlook in a way that would adversely affect the amenity of neighbouring lots. Upper storey components are well recessed from adjoining sensitive interfaces.
	Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.	✓ Principle met The proposal has been articulated through the variation and contrast of materials. The upper floor is recessed from the ground floor

Note: Other requirements also apply. These can be found at the schedule to the applicable zone.

If the details of the attachment are unclear please contact Governance on 8571 5309.

**2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - No. 7 LODGE STREET NOBLE PARK
(PLANNING APPLICATION NO. PLN19/0271)**

ATTACHMENT 4

CLAUSE 55 ASSESSMENT

PAGES 30 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)****Clause 55.02-1 Neighbourhood character objectives**

Title & Objective		Standard Met/Standard Not Met/NA
Standard B1	The design response must be appropriate to the neighbourhood and the site.	✓ Standard met Complies. See Clause 22.09 assessment. The area has single and double storey dwellings of similar design, the proposal is considered appropriate to neighbourhood character. It seeks to respect the preferred future character of the land and minimise any amenity impact to adjoining interfaces.
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	✓ Standard met The area has single and double storey dwellings of similar design, with render and brick dwellings with hipped roof forms and similar facades. The proposal is considered appropriate to neighbourhood character, although it is modern in terms of its roofs and materials, it fits in with the immediate surrounding dwellings and respects existing and preferred neighbourhood character. Elements of preferred character met include setbacks, availability for landscaping, and the dwelling itself has a floor plan that is a typical residential design.
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The neighbourhood and site description.	
Objectives	The design response.	
	To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.	
	To ensure that development responds to the features of the site and the surrounding area.	

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.02-2 Residential policy objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the SPPF and the LPPF, including the MSS and local planning policies.	Standard met Proposal is consistent with relevant policies – 22.09 assessment below The application was accompanied by a written assessment of the proposal against the relevant State and Local Policies.
Decision Guidelines	The SPPF and the LPPF including the MSS and local planning policies. The design response.	
Objectives	To ensure that residential development is provided in accordance with any policy for housing in the SPPF and the LPPF, including the MSS and local planning policies. To support medium densities in areas where development can take advantage of public and community infrastructure and services.	

Clause 55.02-3 Dwelling diversity objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	NA This provision is not relevant to the application as less than 10 dwellings are proposed.
Objective	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.02-4 Infrastructure objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B4	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	Standard met Site is located in an established residential area and services would be required by the relevant authorities at the subdivision of land stage. Standard met The proposal would provide landscaping to assist with water runoff as to not overload the existing infrastructure. Standard met Any upgrading of services would be requested by the relevant authorities at the subdivision of land stage.
Decision Guidelines	The capacity of the existing infrastructure. In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970. If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system. To ensure development is provided with appropriate utility services and infrastructure.	
Objectives	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.02-5 Integration with the street objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ Standard met Each dwelling is provided with their own access way and pedestrian links
	Developments should be oriented to front existing and proposed streets.	✓ Standard met Dwelling 1 is oriented towards Lodge Street and Dwelling 2 and 3 are oriented towards Gatum Court
	High fencing in front of dwellings should be avoided if practicable.	✓ Standard met Front fence to be 1.2m high which is considered acceptable
	Development next to existing public open space should be laid out to complement the open space.	NA There is no public open space
Decision Guidelines	Any relevant urban design objective, policy or statement set out in this scheme. The design response.	
Objective	To integrate the layout of development with the street.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.03-1 Street setback objective**

Title & Objective		Standards		Standard Met/Standard Not Met/NA															
Standard B6		Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone: <u>GRZ: 7.5 metres or as per Table B1, whichever is the lesser.</u> Table B1 Street setback		Standard met The site is on a corner. Dwelling 1 is existing with a front setback of 7.62m and side wall setback 2.01m. The front setback required is 7.5m and side wall setback is 2m Dwelling 2 and 3 front walls are setback 3m, with a porch encroachment of 646mm. This meets the standard of 3m setback for front walls on a corner.															
		<table><tr><th>Development context</th><th>Minimum setback from front street (metres)</th><th>Minimum setback from a side street (metres)</th></tr><tr><td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr><tr><td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr><tr><td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td>Not applicable</td></tr><tr><td>The site is on a corner.</td><td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td></tr></table>		Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable	The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.	
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)																	
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable																	
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable																	
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable																	
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.																	
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response.																		

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
	The visual impact of the building when viewed from the street and from adjoining properties.
	The value of retaining vegetation within the front setback.
Objective	To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Clause 55.03-2 Building height objective

Standards		Standard Met/Standard Not Met/NA
Title & Objective	Standard B7	✓ Standard met 2 storeys maximum – 7.55m
	The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)	
	If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.	N/A
	Changes of building height between existing buildings and new buildings should be graduated.	✓ Standard met The double storey dwelling transitions to a single storey dwelling to the street frontage on Lodge Street. Double storey dwellings are also common in the area.
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.	
	The design response.	
	The effect of the slope of the site on the height of the building.	
	The relationship between the proposed building height and the height of existing adjacent buildings.	
Objective	The visual impact of the building when viewed from the street and from adjoining properties.	
	To ensure that the height of buildings respects the existing or preferred neighbourhood character	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.03-3 Site coverage objective**

Title & Objective		Standards	Standard Met/Standard Not Met/NA
Standard B8		The site area covered by buildings should not exceed:	Standard met Area = 624sqm Site Coverage = 278.7sqm = 44 %
		- The maximum site coverage specified in a schedule to the zone, or - If no maximum site coverage is specified in a schedule to the zone, 60 per cent.	
		GRZ1: 60% (none specified)	
Decision Guidelines		Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
		The design response.	
		The existing site coverage and any constraints imposed by existing development or the features of the site.	
		The site coverage of adjacent properties	
Objective		The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.	
		To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	

Clause 55.03-4 Permeability objectives

Title & Objective		Standards	Standard Met/Standard Not Met/NA
Standard B9		The site area covered by the pervious surfaces should be at least:	Standard met Area = 624sqm Impervious surfaces = 328.1sqm Permeability = 295.9sqm = 47.4%
		- The minimum areas specified in a schedule to the zone, or - If no minimum is specified in a schedule to the zone, 20 per cent of the site.	
		GRZ1: 30%	
Decision Guidelines		The design response.	
		The existing site coverage and any constraints imposed by existing development.	
		The capacity of the drainage network to accommodate additional stormwater.	
		The capacity of the site to absorb run-off.	
Objectives		The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.	
		To reduce the impact of increased stormwater run-off on the drainage system.	
		To facilitate on-site stormwater infiltration.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.03-5 Energy efficiency objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B10	Buildings should be: • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the development, if practicable.	Standard met The dwellings have north windows and plenty of east-west windows with open plan living, making appropriate use of solar energy. The existing dwellings energy efficiency is not unreasonable reduced. Standard met Dwelling 2 and 3 have their private open space located on the north side of the development. Dwelling does have northern POS, but their main POS is located to the south of the development due to the orientation of the lot. As the dwelling is a single storey, the POS is not effect by adversely impact by overshadowing from the existing dwelling
Decision Guidelines	Developments should be designed so that solar access to north-facing windows is maximised.	Standard met There are adequate north facing windows to all dwellings.
Objectives	The design response. The size, orientation and slope of the lot. The existing amount of solar access to abutting properties. The availability of solar access to north-facing windows on the site. To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.03-6 Open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B11	If any public or communal open space is provided on site, it should: • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable.	NA
Decision Guidelines	Any relevant plan or policy for open space in the SPPF and the LPPF, including the MSS and local planning policies. The design response.	
Objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	

Clause 55.03-7 Safety objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B12	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.	✓ Standard met All dwelling's entrances are visible from their respective streets or shared accessway. ✓ Standard met Space for low level planting suggested along the accessway ✓ Standard met Security lighting is provided ✓ Standard met The lot boundary for each dwelling is clearly defined and protected from inappropriate use as public thoroughfares.
Decision Guidelines	The design response.	
Objectives	To ensure the layout of development provides for the safety and security of residents and property.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.03-6 Landscaping objectives**

Title & Objective		Standards	Standard Met/Standard Not Met/NA
Standard B13		The landscape layout and design should:	Standard not met The proposal has provided sufficient space for landscaping opportunities in line with this objective. A detail landscape plan with at least one canopy tree within the front setback and secluded private open space of each dwelling should be requested. This could be conditioned.
		- Protect any predominant landscape features of the neighbourhood. - Take into account the soil type and drainage patterns of the site. - Allow for intended vegetation growth and structural protection of buildings. - In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. - Provide a safe, attractive and functional environment for residents.	Standard met The development will be conditioned to provide a sufficient number of canopy trees. There are no significant trees on site.
		Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	Standard met As above
		Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made	Standard not met The required landscape plan specifies native plantings and material details.
		The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	Standard met There is sufficient space to have 70% of ground level front setback to have substantial landscaping and canopy trees.
Decision Guidelines		Development should meet any additional landscape requirements specified in a schedule to the zone. All schedules to all residential zones: "70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."	
		Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
		Any relevant plan or policy for landscape design in the SPPF and the LPPF, including the MSS and local planning policies.	
		The design response.	
		The location and size of gardens and the predominant plant types in the neighbourhood.	
Objectives		The health of any trees to be removed.	
		Whether a tree was removed to gain a development advantage.	
		To encourage development that respects the landscape character of the neighbourhood.	A condition will be required to provide a landscape plan that would be compliant with Standard B13 and the objectives of respecting the landscape character, and providing appropriate landscaping will be met. There is
		To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.	

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.	no significant mature vegetation to be retained.
Clause 55.03-9 Access objective		
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B14	The width of accessways or car spaces should not exceed: • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.	Standard met Width of accessways combined utilise 24.2% of the total frontage.
	No more than one single-width crossover should be provided for each dwelling fronting a street.	Standard met There is only one crossover per dwelling fronting the street
	The location of crossovers should maximise retention of on-street car parking spaces.	Standard met As above
	The number of access points to a road in a Road Zone should be minimised.	Standard met The site does not adjoin a Road Zone Category 1.
	Developments must provide for access for service, emergency and delivery vehicles.	Standard met The driveway would be min. 3m and would be accessible to emergency and delivery vehicles
Decision Guidelines	The design response.	
	The impact on neighbourhood character.	
	The reduction of on-street car parking spaces.	
	The effect on any significant vegetation on the site and footpath.	
Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.03-10 Parking location objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B15	Car parking facilities should: • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	Standard met All car spaces would be conveniently located next to their respective dwelling. Standard met There are no habitable room windows located less than 1.5 metres from car parks of other dwellings.
Decision Guidelines	The design response.	
Objectives	To provide convenient parking for residents and visitors vehicles.	
	To protect residents from vehicular noise within developments.	

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.04-1 Side and rear setbacks objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA																				
Standard B17	A new building not on or within 200mm of a boundary should be setback from side or rear boundaries: - At least the distance specified in a schedule to the zone, or NR21: “A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres.” - If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Diagram B1 Side and rear setbacks The diagram illustrates the required setbacks for a building footprint relative to the lot boundary. The lot boundary is shown as a dashed line. The building footprint is shown as a solid line. The setbacks are indicated by dimension lines and arrows. The setbacks are 4.1m, 3.1m, 2m, and 1m. The diagram also shows a building footprint with setbacks of 8.6m, 13.5m, 9m, 8m, 6.9m, and 3.6m (max.) / 3.2m (av.).	✓ Standard met <table><tr><th>Setback Provided</th><th>Height of Wall</th><th>Setback required</th><th>Complies?</th></tr><tr><td>D2 Ground Floor: East: 3.28m</td><td>East: 3.1m</td><td>1m</td><td>✓</td></tr><tr><td>D2 First Floor: East: 3.28m</td><td>East: 6.15m</td><td>1.76m</td><td>✓</td></tr><tr><td>D3 Ground Floor: East: 3.18m</td><td>East: 3.1m</td><td>1m</td><td>✓</td></tr><tr><td>D3 First Floor: East: 4.52m North: 1.67m</td><td>East: 5.85m North: 5.86m</td><td>East: 1.67m North: 1.67m</td><td>✓</td></tr></table>	Setback Provided	Height of Wall	Setback required	Complies?	D2 Ground Floor: East: 3.28m	East: 3.1m	1m	✓	D2 First Floor: East: 3.28m	East: 6.15m	1.76m	✓	D3 Ground Floor: East: 3.18m	East: 3.1m	1m	✓	D3 First Floor: East: 4.52m North: 1.67m	East: 5.85m North: 5.86m	East: 1.67m North: 1.67m	✓
Setback Provided	Height of Wall	Setback required	Complies?																			
D2 Ground Floor: East: 3.28m	East: 3.1m	1m	✓																			
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D3 Ground Floor: East: 3.18m	East: 3.1m	1m	✓																			
D3 First Floor: East: 4.52m North: 1.67m	East: 5.85m North: 5.86m	East: 1.67m North: 1.67m	✓																			

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	✓ Standard met There are no encroachments more than 0.5m ✓ Standard met There are no landings that encroach into the setback standard more than 2sqm and 1m high.
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.	
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.	
Objectives	Whether the wall abuts a side or rear lane.	
	To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	

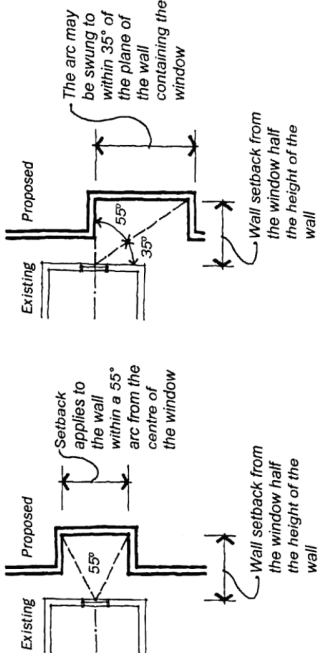
ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.04-2 Walls on boundaries objective**

Title & Objective		Standards	Standard Met/Standard Not Met/NA			
Standard B18		A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:	✓ Standard met			
		- For a length of more than the distance specified in the schedule to the zone; or - If no distance is specified in a schedule to the zone, for a length of more than: 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.	Dwelling 3:			
			Wall on boundary length provided	Boundary length	Allowable length on boundary	Complies?
		North: 6m	15.62m	11.4m	✓	
Decision Guidelines		A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.	✓ Standard met	Wall does not fully abut the whole boundary		
		A building on a boundary includes a building set back up to 200mm from a boundary.	✓ Standard met	Wall is along the boundary		
		The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	✓ Standard met	Maximum height: 2.8m		
		Any relevant neighbourhood character objective, policy or statement set out in this scheme.				
		The design response.				
		The extent to which walls on boundaries are part of the neighbourhood character.				
		The impact on the amenity of existing dwellings.				
		The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.				
		The orientation of the boundary that the wall is being built on.				
		The width of the lot.				
		The extent to which the slope and retaining walls or fences reduce the effective height of the wall.				
		Whether the wall abuts a side or rear lane.				
		The need to increase the wall height to screen a box gutter.				

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

Objectives	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.
Clause 55.04-3 Daylight to existing windows objective	
Title & Objective	Standards
Standard B19	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.
	Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Diagram B2 Daylight to existing windows  Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.
Decision Guidelines	The design response. The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
	Standard Met/Standard Not Met/NA
	✓ Standard met The development would not reduce the light court to any existing habitable room windows. Existing windows have a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The existing dwelling is being retained so it maintains existing setbacks to adjoining habitable windows. Eaves to be cut back to provide 3sqm clear to the sky, at the garage for Dwelling 1.
	✓ Standard met As above.

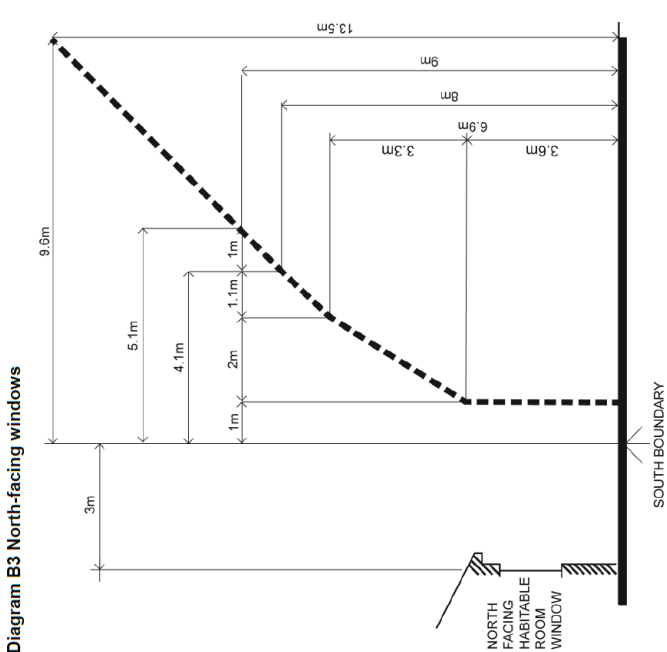
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**2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271)
(Cont.)**

	The impact on the amenity of existing dwellings.	
Objective	To allow adequate daylight into existing habitable room windows.	

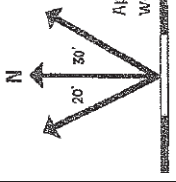
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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.04-4 North-facing windows objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B20	If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. Diagram B3 North-facing windows  Diagram B3 North-facing windows The diagram illustrates the setback requirements for a north-facing habitable room window. A dashed line represents the required setback from the south boundary. The setback distance is 3m for the first 3.6m of height, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m. The diagram shows a window of height 9.6m. The setback distance is calculated as 3m + (0.6m * (9.6m - 3.6m)) + 1m = 3m + 3.6m + 1m = 7.6m. The diagram also shows a 1m setback from the edge of the window.	NA- there are no north habitable windows that are effected by the proposal within the 3 metres of the boundary
	A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.	

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

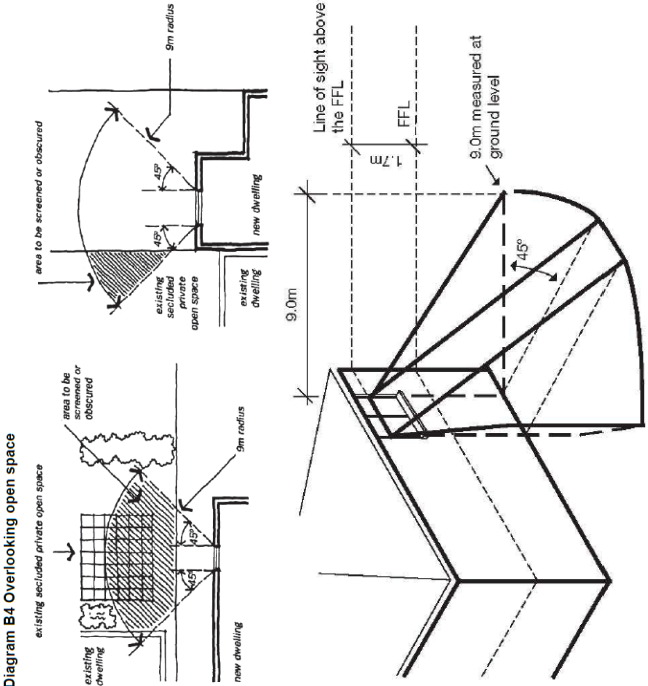
	 Applies where existing HRW is between 20° west and 30° east from north	
Decision Guidelines	The design response. Existing sunlight to the north-facing habitable room window of the existing dwelling. The impact on the amenity of existing dwellings. To allow adequate solar access to existing north-facing habitable room windows.	
Objective		

Clause 55.04-5 Overshadowing open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B21	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	Standard met The setbacks provided for the development ensure that no reduction in sunlight as per the standard to secluded open space of an existing dwellings would happen. Compliance has been demonstrated on the shadow diagrams. Standard met As above.
Decision Guidelines	The design response. The impact on the amenity of existing dwellings. Existing sunlight penetration to the secluded private open space of the existing dwelling. The time of day that sunlight will be available to the secluded private open space of the existing dwelling. The effect of a reduction in sunlight on the existing use of the existing secluded private open space.	
Objective	To ensure buildings do not significantly overshadow existing secluded private open space.	

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.04-6 Overlooking objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B22	A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. Diagram B4 Overlooking open space 	Standard met There is no overlooking into SPOS of an existing dwelling with windows being at a height above 1.7m FFL or screened up to 1.7m FFL where required as per the standard, on elevations.
	A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level.	Standard met As above

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. - Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.	
	Obscure glazing in any part of the window below 1.7 metres above floor level may be operable provided that there are no direct views as specified in this standard.	✓ Standard met As above
	Screens used to obscure a view should be: - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. - Permanent, fixed and durable. - Designed and coloured to blend in with the development.	✓ Standard met As above
	The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	✓ Standard met As above
Decision Guidelines	The design response.	
	The impact on the amenity of the secluded private open space or habitable room window.	
	The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.	
	The internal daylight to and amenity of the proposed dwelling or residential building.	
Objective	To limit views into existing secluded private open space and habitable room windows.	

Clause 55.04-7 Internal views objective

Standards		Standard Met/Standard Not Met/NA
Title & Objective	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	✓ Standard met There would be no internal views within the development
Decision Guidelines	The design response.	
Objective	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.04-8 Noise impacts objectives**

Title & Objective		Standards	Standard Met/Standard Not Met/NA
Standard B24		Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	Standard met No noisy machinery proposed.
		Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.	Standard met There are no adverse noise sources on the adjoining properties.
		Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	Standard met The site is not located close to busy roads or industry.
Decision Guidelines		The design response.	
Objectives		To contain noise sources within development that may affect existing dwellings.	
		To protect residents from external noise.	

Clause 55.05-1 Accessibility objective

Title & Objective		Standards	Standard Met/Standard Not Met/NA
Standard B25		The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	Standard met Dwelling entries would be easily made accessible to people with limited mobility
Objective		To encourage the consideration of the needs of people with limited mobility in the design of developments.	

Clause 55.05-2 Dwelling entry objective

Title & Objective		Standards	Standard Met/Standard Not Met/NA
Standard B26		Entries to dwellings and residential buildings should: • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry.	Standard met Dwelling entries would be directly accessible from the street and accessway
Objective		To provide each dwelling or residential building with its own sense of identity.	

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.05-3 Daylight to new windows objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B27	A window in a habitable room should be located to face: • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least on third of its perimeter, or • A carport provided it has two or more open sides and is open for at least on third of its perimeter.	✓ Standard met The proposal has considered the location of windows to front an open space which would have a minimum clearance of 1.0m at ground floor for the new dwellings.
Decision Guidelines	The design response. Whether there are other windows in the habitable room which have access to daylight.	
Objective	To allow adequate daylight into new habitable room windows.	

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.05-4 Private open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B28	A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. GRZ1: <i>"An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</i> <i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i>	* Standard not met D1: Total POS: 180.05sqm Including: 113.08sqm of front yard 28.09sqm of SPOS with a minimum dimension of 5.1m 38.88sqm of additional SPOS D2: Total POS: 56.47sqm Including: 15.62sqm of front yard 26.6sqm of SPOS with a minimum dimension of 5.12m 14.25sqm of additional SPOS D3: Total POS: 56.44sqm Including: 15.58sqm of front yard 26.6sqm of SPOS with a minimum dimension of 5.12m 14.26sqm of additional SPOS

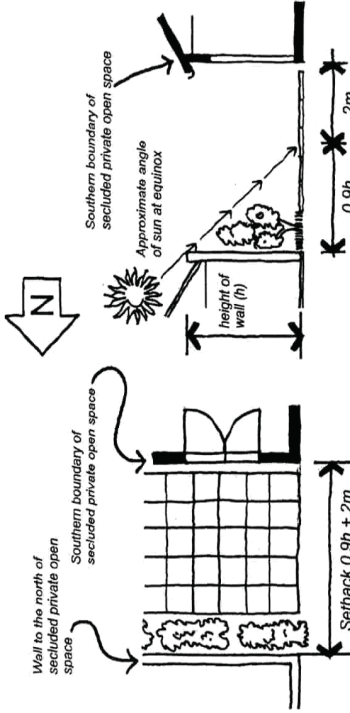
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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of: • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. The balcony requirements in Clause 55.05-4 do not apply to an apartment development.	
Decision Guidelines	The design response.	The proposal does not meet the design and size requirements for Secluded Private Open Space (30 Sq metres with a minimum dimension of 5 metres) as outlined through the variation to Standard B28 under the Schedule of the GRZ. Dwellings 2 and 3 fall short of the 30 Sq. metre requirements by 3.4sqm and Dwelling 1 falls short by 1.91sqm. Both Dwellings 2 and 3 have just over 14 sqm extra SPOS for residents to enjoy, and Dwelling 1 has an extra of 38.88sqm. There is acceptable useability of the POS due to the size and accessibility for residents. The lot is in close proximity to Parkfield Reserve, which is within walking distance from the subject site. The development allows for good access to northern sun for all dwellings and they all have privacy from the street.
	The useability of the private open space, including its size and accessibility.	
	The availability of and access to public or communal open space.	
	The orientation of the lot to the street and the sun.	
Objective	To provide adequate private open space for the reasonable recreation and service needs of residents.	The POS meets the objective as residents have adequate POS for the reasonable recreation and service needs of residents by overall SPOS provided, access to sunlight and proximity to public open space.

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.05-5 Solar access to open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B29	The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall. Diagram B5 Solar access to open space 	✓ Standard met Dwelling 2 and 3 POS is located to the north. Due to the corner lot and the retaining the existing dwelling, Dwelling 1's POS is located to the south with some access to the northern sun ✓ Standard met 2+0.9*3m first floor wall height = 4.7m setback required The setback from the wall to the southern fence is 5.1m
Decision Guidelines	The design response. The useability and amenity of the secluded private open space based on the sunlight it will receive.	
Objective	To allow solar access into the secluded private open space of new dwellings and residential buildings.	

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2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.05-6 Storage objective**

Title & Objective		Standards	Standard Met/Standard Not Met/NA
Standard B30	Objective	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	Standard met Each dwelling would be provided with 6 cubic metres of externally accessible storage space either within a storage shed.
		To provide adequate storage facilities for each dwelling.	

Clause 55.06-1 Design detail objective

Title & Objective		Standards	Standard Met/Standard Not Met/NA
Standard B31	Objective	The design of buildings, including: • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.	Standard met The design of the building is respectful the existing neighbourhood character, such as façade articulation, window and door proportions, and the hipped roof forms. The proposal would use different external building materials each in a different colour, adding visual interest when viewed from the public and private realm.
		Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	Standard met The garages would be recessed further from the streets than the front walls of the dwellings and would not be visually dominating.
Decision Guidelines	Objective	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
		The design response.	
		The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.	
Objective	Objective	Whether the design is innovative and of a high architectural standard.	
		To encourage design detail that respects the existing or preferred neighbourhood character.	

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

Clause 55.06-2 Front fences objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA						
Standard B32	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed: • The maximum height specified in a schedule to the zone, or All schedules to all residential zones: "Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets" • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. Table B3 Maximum front fence height <table><tr><th>Street Context</th><th>Maximum front fence height</th></tr><tr><td>Streets in a Road Zone, Category 1</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table>	Street Context	Maximum front fence height	Streets in a Road Zone, Category 1	2 metres	Other streets	1.5 metres	✓ Standard met The front fences for Dwelling 2 and 3 are complementary to the design of the dwelling and other fences on adjoining properties, by being open style allowing a visual connection between the front yard and streetscape. ✓ Standard met D2 and D3 front fences are 1.2m in height. D1 has no front fence within the front setback within 3 metres of the street.
Street Context	Maximum front fence height							
Streets in a Road Zone, Category 1	2 metres							
Other streets	1.5 metres							
Decision Guidelines	Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The setback, height and appearance of front fences on adjacent properties. The extent to which slope and retaining walls reduce the effective height of the front fence. Whether the fence is needed to minimise noise intrusion.							
Objective	To encourage front fence design that respects the existing or preferred neighbourhood character.							

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Clause 55.06-3 Common property objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B33	Developments should clearly delineate public, communal and private areas.	✓ Standard met Any need for common property would be determine at subdivision stage. Private areas are clearly delineated.
	Common property, where provided, should be functional and capable of efficient management.	✓ Standard met Any need for common property would be determine at subdivision stage.
Objectives	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.	
	To avoid future management difficulties in areas of common ownership.	

Clause 55.06-4 Site services objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B34	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	✓ Standard met Each dwelling would have suitable facilities for site services for the development.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	✓ Standard met Each dwelling would have suitable facilities for site services for the development.
	Bin and recycling enclosures should be located for convenient access by residents.	✓ Standard met Each dwelling would have access to the street via the accessway to transfer bins for collection
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Standard met Mailboxes are provided and located
	The design response.	
Decision Guidelines		
Objectives	To ensure that site services can be installed and easily maintained.	
	To ensure that site facilities are accessible, adequate and attractive.	

**2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271)
(Cont.)**

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - No. 7 LODGE STREET NOBLE PARK
(PLANNING APPLICATION NO. PLN19/0271)**

ATTACHMENT 5

CLAUSE 52 ASSESSMENT

PAGES 6 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)**Assessment Table - Clause 52****Clause 52.06-9 Design standards for car parking**

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise. Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must:	✓ Standard met The accessways have a minimum width of 3 metres.
	• Be at least 3 metres wide.	
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	NA – No direction of change needed
	• Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	NA – No public car parking
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ Standard met Overhangs for Dwellings 2 and 3 are located 2.9 metres above the accessways
	• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	NA – The accessways do not serve four or more cars
	• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone.	NA – The accessways do not connect to a Road Zone or more than 50 metres long
	• Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	✓ Standard met While there are no obstructions in the corner splay areas, a condition should be added to show the triangles on the plan.
	If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	NA – The accessways do not connect to a Road Zone or serve four or more car parking spaces

If the details of the attachment are unclear please contact Governance on 8571 5309.

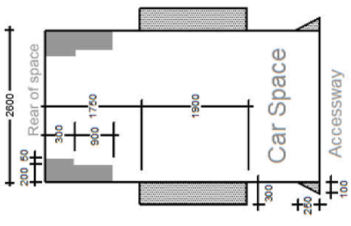
ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	If entry to the car space is from a road, the width of the accessway may include the road.	NA – Entry to a car space is not from the road.																																
Design standard 2 – Car parking spaces	Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2. Table 2: Minimum dimensions of car parking spaces and accessways <table><tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr><tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr><tr><td>45°</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>60°</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>90°</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td></td><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr><tr><td></td><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr><tr><td></td><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr></table> <i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	✓ Standard met (Permit condition) The tandem spaces are to be dimensioned on the plans, the spaces provided met the minimum dimensions.
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
Parallel	3.6 m	2.3 m	6.7 m																															
45°	3.5 m	2.6 m	4.9 m																															
60°	4.9 m	2.6 m	4.9 m																															
90°	6.4 m	2.6 m	4.9 m																															
	5.8 m	2.8 m	4.9 m																															
	5.2 m	3.0 m	4.9 m																															
	4.8 m	3.2 m	4.9 m																															

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

✓ Standard met No apparent structures are encroaching the car spaces	A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than: • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. Diagram 1 Clearance to car parking spaces  Diagram 1 shows a plan view of a car space and its surrounding areas. Dimensions are given in millimetres. The car space is 1750mm wide and 3000mm long. The rear of the space is 2600mm wide. The clearance required area is 300mm wide. The tree or column permitted area is 100mm wide. The diagram also shows the car space, accessway, and clearance required area.	✓ Standard met Single garages proposed: Dwelling 1: 3.65*6.1m Dwelling 2 and 3: 3.5*6m These can be fully dimensioned via a permit condition.
✓ Standard met There is a 500mm space between the garage and car spaces. This is to be shown on the plans via a permit condition.	Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.	✓ Standard met At least one space is proposed to be undercover.
✓ Standard met Where two or more car parking spaces are provided for a dwelling, at least one space must be undercover.	Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

	Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.	NA No disabled spaces proposed													
Design standard 3: Gradients	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	✓ Standard met Subject site is relatively flat, with no accessway grades steeper than 1:10 within 5m of the frontage													
	Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.	✓ Standard met Subject site is relatively flat.													
	Table 3: Ramp gradients <table><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></table>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	
	Type of car park	Length of ramp	Maximum grade												
Public car parks	20 metres or less	1:5 (20%)													
	longer than 20 metres	1:6 (16.7%)													
Private or residential car parks	20 metres or less	1:4 (25%)													
	longer than 20 metres	1:5 (20%)													
Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	✓ Standard met Subject site is relatively flat.														
Design standard 4: Mechanical parking	Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	✓ Standard met No ramps proposed													
	Mechanical parking may be used to meet the car parking requirement provided: At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.	Not Applicable No mechanical parking proposed													
	Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.	Not Applicable No mechanical parking proposed													
	The design and operation is to the satisfaction of the responsible authority.	Not Applicable No mechanical parking proposed													

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 7 Lodge Street Noble Park (Planning Application No. PLN19/0271) (Cont.)

Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ Standard met Parking, paving, garage doors and accessways would not dominate the street.
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ Standard met Proposed parking would not dominate the street view.
	Design of car parks must take into account their use as entry points to the site.	✓ Standard met Entry points to the site have been taken into account
	Design of new internal streets in developments must maximise on street parking opportunities.	NA No internal streets proposed
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ Standard met Motion sensor lighting has been provided to the car parking areas and along the internal accessway.
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met Natural surveillance of the car parking areas provided through habitable room windows at ground and upper floor level oriented towards the internal accessway and car parking areas.
	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met Can be accessed from the accessway and internally from the dwelling.
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	✓ Standard met Non-high traffic area
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ Standard met The car parking layout allows for water sensitive urban design.
	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ Standard met The proposal would be able to accommodate landscaping which provides shelter and aids in the clear identification of pedestrian paths.
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	✓ Standard met Landscaping will be appropriate the car parking design.

2.4 FINANCE AND BUDGET

2.4.1 Supplementary Valuation Return 2020-1

File Id:	A5922271
Responsible Officer:	Director Corporate Services
Attachments:	Supplementary Valuation List 2020-1

Report Summary

Contract valuer ProVal (Vic) Pty Ltd have assessed Supplementary Valuation Return 2020-1 that comprises a total of 968 supplementary valuations.

Recommendation Summary

This report recommends that Council notes the new valuations in Supplementary Valuation Return 2020-1.

2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

Background

Supplementary valuations are carried out from time to time to reflect the variation in valuation of properties in between General Valuations of the municipality. Supplementary valuations may be made for any of the circumstances referred to in Section 13DF of the Valuation of Land Act 1960 and are to be assessed as at the date prescribed for the current valuation of the municipality ie. 1 January 2019. Supplementary valuations in this report have been formally processed and have received certification from the Valuer General. The new values are applied when certification is received.

Proposal

It is proposed that Council note the new valuations listed in Supplementary Valuation Return 2020-1.

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

This report has been made in consideration of the Council Plan and Strategic Objectives.

Financial Implications

All the supplementary valuations in Return 2020-1 have been made effective from 1 July 2019. The 2019-20 Adopted Budget for supplementary rate income is \$1,000,000. The net supplementary rates increase from this Return is approximately \$803,000.

Consultation

The Valuer General Victoria has been notified of the supplementary adjustments and has forwarded a copy of the Return to the State Revenue Office and to South East Water. The Valuer General has advised Council that it has certified the supplementary valuations.

Conclusion

It is recommended that Council notes the new valuations in Return 2020-1.

Recommendation

That Council notes the new valuations in Supplementary Valuation Return 2020-1.

2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

FINANCE AND BUDGET

SUPPLEMENTARY VALUATION RETURN 2020-1

ATTACHMENT 1

**SUPPLEMENTARY VALUATION SV 2020-01 –
1 JULY 2019**

PAGES 28 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

ORDINARY COUNCIL MEETING - AGENDA

2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

Council Report
Supplementary Valuation
SV 2020-1 - 1 July 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
240830 1		Aberdeen Drive	Dandenong North	Erection/Construction Of Buildings	01-Jul-2019	430000	590000	27500	430000	750000	37500 110.3	110.3	110.3	RAFSL	551 m²
470125 6		Ada Court	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	480000	480000	24000	480000	780000	49400 100	130	130	RAFSL	640 m²
291865 24		Albert Street	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	500000	670000	33500	0	0	0 110.3	010	010	NRNL	655 m²
502709 24M		Albert Street	Dandenong	Change In Occupancy Affecting NAV					0	0	0	025	025	NRNL	655 m²
502710 1/24		Albert Street	Dandenong	Change In Occupancy Affecting NAV					280000	460000	23000	120.4	120.4	RAFSL	650.46 m²
502715 2/24		Albert Street	Dandenong	Erection/Construction Of Buildings					225000	375000	18750	120.3	120.3	RAFSL	650.46 m²
327270 49		Alexander Avenue	Dandenong	Change In Occupancy Affecting the AVPCC	01-Jul-2019	530000	600000	30000	0	0	0 110.3	010	010	RAFSL	614 m²
506720 49B		Alexander Avenue	Dandenong	Change In Occupancy Affecting the AVPCC					170000	470000	23500	120.4	120.4	RAFSL	0 m²
506725 49C		Alexander Avenue	Dandenong	Change In Occupancy Affecting the AVPCC					170000	470000	23500	120.4	120.4	RAFSL	0 m²
513109 49M		Alexander Avenue	Dandenong	Change In Occupancy Affecting NAV					0	0	0	025	025	NRNL	614 m²
513110 49		Alexander Avenue	Dandenong	Change In Occupancy Affecting the AVPCC					185000	470000	23500	120.4	120.4	RAFSL	0 m²
199730 12		Alfred Street	Noble Park	Arithmetical Error	01-Jul-2019	530000	640000	32000	530000	610000	30500 110.3	110.3	110.3	RAFSL	637 m²
503120 9A		Alair Street	Springvale South	Erection/Construction Of Buildings					385000	530000	28500	120.4	120.4	RAFSL	605.58 m²
296220 110		Ann Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2019	500000	670000	33500	0	0	0 110.3	010	010	NRNL	652 m²
282825 112		Ann Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2019	500000	500000	25500	0	0	0 100	010	010	NRNL	652 m²
506505 110-112		Ann Street	Dandenong	Change of Legal Description and/or Sale of Land					820000	980000	49000	110.3	110.3	RANL	1,301 m²
506990 21		Annabelle Boulevard	Kaysborough	House Erected	01-Jul-2019	490000	490000	24500	490000	730000	36500 110.3	100	110.2	RAFSL	400 m²
131330 57		Argowood Road	Noble Park	Demolition Of Improvements	01-Jul-2019	630000	680000	34000	630000	600000	31500 110.3	100	110.2	RAFSL	743 m²
511950 23A		Argowood Road	Noble Park	Erection/Construction Of Buildings					195000	580000	29000	120.4	120.4	RAFSL	0
511955 23B		Argowood Road	Noble Park	Erection/Construction Of Buildings					195000	580000	29000	120.4	120.4	RAFSL	0
101510 16		Ash Grove	Springvale	Erection/Construction Of Buildings	01-Jul-2019	810000	810000	40500	810000	1300000	66500 100	110.2	110.2	RAFSL	574 m²
101560 36		Ash Grove	Springvale	Change In Occupancy Affecting NAV	01-Jul-2019	920000	980000	48000	0	0	0 110.3	010	010	NRNL	800 m²
512635 1/36		Ash Grove	Springvale	Erection/Construction Of Buildings					200000	455000	22750	120.4	120.4	RAFSL	0
512640 2/36		Ash Grove	Springvale	Erection/Construction Of Buildings					200000	455000	22750	120.4	120.4	RAFSL	0
512645 3/36		Ash Grove	Springvale	Erection/Construction Of Buildings					200000	455000	22750	120.4	120.4	RAFSL	0
512650 4/36		Ash Grove	Springvale	Erection/Construction Of Buildings					200000	455000	22750	120.4	120.4	RAFSL	0
161105 12		Ashleigh Street	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	510000	510000	25500	510000	1030000	51500 100	110.2	110.2	RAFSL	534 m²
507160 14		Aspect Drive	Kaysborough	House Erected	01-Jul-2019	490000	490000	24500	490000	910000	46500 100	110.2	110.2	RAFSL	408 m²
507165 36		Aspect Drive	Kaysborough	House Erected	01-Jul-2019	470000	470000	23500	470000	870000	43500 100	110.2	110.2	RAFSL	355 m²
507210 30		Aspect Drive	Kaysborough	House Erected	01-Jul-2019	470000	470000	23500	470000	860000	43000 100	110.2	110.2	RAFSL	353 m²
507365 21		Aspect Drive	Kaysborough	Change of Legal Description and/or Sale of Land					375000	620000	31000	110.2	110.2	RAFSL	181 m²
507390 23		Aspect Drive	Kaysborough	Change of Legal Description and/or Sale of Land					365000	590000	27500	110.2	110.2	RAFSL	137 m²
507395 25		Aspect Drive	Kaysborough	Change of Legal Description and/or Sale of Land					365000	590000	27500	110.2	110.2	RAFSL	137 m²
507400 27		Aspect Drive	Kaysborough	Change of Legal Description and/or Sale of Land					380000	620000	31000	110.2	110.2	RAFSL	205 m²
507405 29		Aspect Drive	Kaysborough	Change of Legal Description and/or Sale of Land					380000	620000	31000	110.2	110.2	RAFSL	207 m²
507410 31		Aspect Drive	Kaysborough	Change of Legal Description and/or Sale of Land					365000	590000	27500	110.2	110.2	RAFSL	137 m²
507415 33		Aspect Drive	Kaysborough	Change of Legal Description and/or Sale of Land					385000	550000	27500	110.2	110.2	RAFSL	137 m²

1 of 27

ORDINARY COUNCIL MEETING - AGENDA

2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

Council Report
Supplementary Valuation
SV 2020-1 - 1 July 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
507420 35		Aspect Drive	Kaysborough	Change of Legal Description and/or Sale of Land					380000	620000	310000	110.2	110.2	RAFSL	206 m²
507425 37		Aspect Drive	Kaysborough	Change of Legal Description and/or Sale of Land					380000	620000	310000	110.2	110.2	RAFSL	206 m²
507430 39		Aspect Drive	Kaysborough	Change of Legal Description and/or Sale of Land					375000	620000	310000	110.2	110.2	RAFSL	181 m²
498085 108		Assembly Drive	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	1280000	1280000	900000	900000	2850000	1840000 300	310.5	310.5	RAFSL	5,039 m²
502030 51		Atlantic Drive	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	900000	900000	450000	450000	2160000	1220000 300	310.5	310.5	RAFSL	1,599 m²
489940 22		Auburn Drive	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	490000	490000	245000	245000	770000	385000 100	110.2	110.2	RAFSL	448 m²
489965 13		Auburn Drive	Kaysborough	House Erected	01-Jul-2019	400000	400000	200000	200000	620000	310000 100	110.2	110.2	RAFSL	251 m²
266925 13		Avril Street	Dandenong North	House Erected	01-Jul-2019	450000	500000	250000	250000	0	0 110.3	010	010	NRNL	624 m²
513205 13M		Avril Street	Dandenong North	Change In Occupancy Affecting NAV					0	0	0	025	025	NRNL	624 m²
513210 1/13		Avril Street	Dandenong North	Erection/Construction Of Buildings					240000	550000	275000	120.4	120.4	RAFSL	0 m²
513215 2/13		Avril Street	Dandenong North	Erection/Construction Of Buildings					230000	510000	255000	120.3	120.3	RAFSL	0 m²
507435 4		Azure Crescent	Kaysborough	Change of Legal Description and/or Sale of Land					375000	580000	290000	110.2	110.2	RAFSL	198 m²
507440 6		Azure Crescent	Kaysborough	Change of Legal Description and/or Sale of Land					365000	550000	275000	110.2	110.2	RAFSL	135 m²
507445 8		Azure Crescent	Kaysborough	Change of Legal Description and/or Sale of Land					365000	550000	275000	110.2	110.2	RAFSL	135 m²
507450 10		Azure Crescent	Kaysborough	Change of Legal Description and/or Sale of Land					380000	620000	310000	110.2	110.2	RAFSL	203 m²
507455 12		Azure Crescent	Kaysborough	Change of Legal Description and/or Sale of Land					380000	620000	310000	110.2	110.2	RAFSL	203 m²
507460 14		Azure Crescent	Kaysborough	Change of Legal Description and/or Sale of Land					1210000	1400000	700000	110.2	110.2	RAFSL	1,333 m²
507465 16		Azure Crescent	Kaysborough	Change of Legal Description and/or Sale of Land					380000	620000	310000	110.2	110.2	RAFSL	203 m²
507470 18		Azure Crescent	Kaysborough	Change of Legal Description and/or Sale of Land					365000	580000	275000	110.2	110.2	RAFSL	135 m²
507475 20		Azure Crescent	Kaysborough	Change of Legal Description and/or Sale of Land					375000	590000	295000	110.2	110.2	RAFSL	194 m²
507480 22		Azure Crescent	Kaysborough	Change of Legal Description and/or Sale of Land					375000	630000	315000	110.2	110.2	RAFSL	192 m²
507485 15		Azure Crescent	Kaysborough	Erection/Construction Of Buildings					375000	630000	315000	110.2	110.2	RAFSL	192 m²
507490 13		Azure Crescent	Kaysborough	Erection/Construction Of Buildings					380000	630000	315000	110.2	110.2	RAFSL	208 m²
507495 11		Azure Crescent	Kaysborough	Erection/Construction Of Buildings					380000	630000	315000	110.2	110.2	RAFSL	208 m²
507500 9		Azure Crescent	Kaysborough	Erection/Construction Of Buildings					380000	630000	315000	110.2	110.2	RAFSL	208 m²
507505 7		Azure Crescent	Kaysborough	Erection/Construction Of Buildings					380000	630000	315000	110.2	110.2	RAFSL	208 m²
507510 5		Azure Crescent	Kaysborough	Erection/Construction Of Buildings					380000	630000	315000	110.2	110.2	RAFSL	208 m²
507515 3		Azure Crescent	Kaysborough	Erection/Construction Of Buildings					380000	630000	315000	110.2	110.2	RAFSL	208 m²
507520 1		Azure Crescent	Kaysborough	Erection/Construction Of Buildings					375000	620000	310000	110.2	110.2	RAFSL	185 m²
488575 69		Bababaga Drive	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	988000	988000	484000	484000	2240000	1444000 300	310.5	310.5	RAFSL	2,000 m²
102035 2		Bailey Court	Springvale	Erection/Construction Of Buildings	01-Jul-2019	630000	630000	315000	315000	1120000	560000 100	110.2	110.2	RAFSL	586 m²
162625 11		Baldwin Avenue	Noble Park	Demolition of Improvements	01-Jul-2019	600000	670000	335000	0	0	0 110.3	010	010	NRNL	750 m²
513254 11M		Baldwin Avenue	Noble Park	Change In Occupancy Affecting NAV					0	0	0	025	025	NRNL	750 m²
513255 1/11		Baldwin Avenue	Noble Park	Erection/Construction Of Buildings					195000	455000	227500	120.4	120.4	RAFSL	0 m²
513260 2/11		Baldwin Avenue	Noble Park	Erection/Construction Of Buildings					210000	490000	245000	120.4	120.4	RAFSL	0 m²
513265 3/11		Baldwin Avenue	Noble Park	Erection/Construction Of Buildings					195000	450000	225000	120.3	120.3	RAFSL	0 m²
162860 27		Balgowlah Avenue	Kaysborough	House Erected	01-Jul-2019	510000	680000	340000	510000	1040000	520000 110.3	110.3	110.3	RAFSL	535 m²
242675 40		Barbara Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jul-2019	425000	425000	212500	0	0	0 100	010	010	NRNL	855 m²

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
507805 1A		Barbara Avenue	Dandenong North	Erection/Construction Of Buildings					195000	560000	28000		120.4	RAFSL	0 m²
509539 40M		Barbara Avenue	Dandenong North	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	985 m²
509540 40A		Barbara Avenue	Dandenong North	Erection/Construction Of Buildings					205000	550000	27500		120.4	RAFSL	0 m²
509545 40B		Barbara Avenue	Dandenong North	Erection/Construction Of Buildings					215000	590000	29500		120.4	RAFSL	0 m²
483415 39		Bazzalette Crescent	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	1850000	1850000	92500	1850000	3540000	247000 300	310.5	RAFSL	3,988 m²	
293125 10		Bedwell Avenue	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	445000	550000	27500	445000	820000	41000 110.3	110.2	RAFSL	598 m²	
328615 16-22		Bend Road	Keyborough	Change of Legal Description and/or Sale of Land	01-Jul-2019	6500000	6500000	325000	0	0	0 100	011	NRNL	20,000 m²	
506830 1		Bend Road	Keyborough	House Erected	01-Jul-2019	500000	500000	29000	500000	890000	42500 100	110.2	RAFSL	450 m²	
506835 3		Bend Road	Keyborough	House Erected	01-Jul-2019	480000	480000	24500	480000	880000	44000 100	110.2	RAFSL	400 m²	
506845 9		Bend Road	Keyborough	House Erected	01-Jul-2019	500000	500000	29000	500000	740000	37000 100	110.2	RAFSL	450 m²	
506950 11		Bend Road	Keyborough	House Erected	01-Jul-2019	480000	490000	24500	480000	870000	43500 100	110.2	RAFSL	400 m²	
506970 16		Bend Road	Keyborough	Change of Legal Description and/or Sale of Land					455000	455000	22750	100	RAFSL	330 m²	
506975 18		Bend Road	Keyborough	Change of Legal Description and/or Sale of Land					455000	455000	22750	100	RAFSL	328 m²	
506985 20		Bend Road	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	RAFSL	417 m²	
328660 5		Benga Avenue	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	770000	770000	38500	0	0	0 100	010	NRNL	942 m²	
328705 41		Benga Avenue	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	720000	720000	36000	0	0	0 100	010	NRNL	975 m²	
328945 20		Benga Avenue	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2019	470000	700000	35000	580000	820000	41000 110.3	110.3	RAFSL	813 m²	
502149 5M		Benga Avenue	Dandenong	Change In Occupancy Affecting NAV					0	0	0	025	NRNL	942 m²	
502150 5		Benga Avenue	Dandenong	Change of Legal Description and/or Sale of Land					210000	570000	28500	120.4	RAFSL	932.01 m²	
506044 41M		Benga Avenue	Dandenong	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	975 m²
506945 1/41		Benga Avenue	Dandenong	Erection/Construction Of Buildings					195000	490000	24500	120.4	RAFSL	0 m²	
506950 2/41		Benga Avenue	Dandenong	Erection/Construction Of Buildings					180000	480000	23000	120.4	RAFSL	0 m²	
506955 3/41		Benga Avenue	Dandenong	Erection/Construction Of Buildings					180000	480000	23000	120.4	RAFSL	0 m²	
506960 4/41		Benga Avenue	Dandenong	Erection/Construction Of Buildings					160000	410000	20500	120.3	RAFSL	0 m²	
506515 17		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	RAFSL	145 m²	
506520 15		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	RAFSL	145 m²	
506525 13		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	RAFSL	145 m²	
506530 11		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	RAFSL	145 m²	
506535 9		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	100	RAFSL	110 m²	
506540 7		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	100	RAFSL	110 m²	
506545 5		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	RAFSL	145 m²	
506550 3		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	RAFSL	145 m²	
506555 1		Benz Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	13000	100	RAFSL	189 m²	
293225 82		Besley Street	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2019	970000	1280000	63000	0	0	0 110.3	010	NRNL	1,130 m²	
516130 2A		Besley Street	Dandenong	Change of Legal Description and/or Sale of Land					530000	530000	26500	150.3	RAFSL	596 m²	
516135 2B		Besley Street	Dandenong	Change of Legal Description and/or Sale of Land					610000	880000	44000	110.3	RAFSL	534 m²	
329795 25		Birchwood Avenue	Dandenong	Demolition of Improvements	01-Jul-2019	510000	580000	29000	510000	510000	25500 110.3	100	RAFSL	703 m²	
329860 36		Birchwood Avenue	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2019	510000	540000	27000	400000	435000	21750 110.3	110.2	RAFSL	465 m²	

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVCC	New AVCC	FSPL	Land Area
287865 36		Booth Crescent	Dandenong North	Erection/Construction Of Buildings	01-Jul-2019	480000	480000	24000	0	0	0	0 100	0 10	NRNL	590 m²
495939 36M		Booth Crescent	Dandenong North	Erection/Construction Of Buildings					0	0	0	0	025	NRNL	590 m²
495940 36		Booth Crescent	Dandenong North	Change of Legal Description and/or Sale of Land					26000	52000	26000		120.4	RAFSL	591.63 m²
394630 1-3		Boulton Street	Springvale	Arithmetical Error	01-Jul-2019	780000	1140000	57000	780000	1140000	57000	723	723	RAFSL	0 m²
132660 57		Bowmore Road	Noble Park	Demolition of Improvements	01-Jul-2019	860000	980000	49000	860000	860000	43000	110.3	100	RAFSL	1.246 m²
286985 39		Boyd Street	Dandenong North	House Erected	01-Jul-2019	490000	490000	24500	490000	900000	45000	100	110.2	NRNL	756 m²
286235 99		Boyd Street	Dandenong North	House Erected	01-Jul-2019	490000	490000	24500	490000	900000	45000	100	110.2	RAFSL	756 m²
512889 39M		Boyd Street	Dandenong North	Change In Occupancy Affecting NAV					215000	350000	175000	120.3	120.3	RAFSL	0
512890 1/29		Boyd Street	Dandenong North	Erection/Construction Of Buildings					310000	510000	200000	120.3	120.3	RAFSL	0
512895 2/29		Boyd Street	Dandenong North	Erection/Construction Of Buildings					310000	510000	200000	120.3	120.3	RAFSL	0
330845 4		Bridge Road	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	1274000	1274000	63700	0	0	0	300	0 10	NRNL	3.660 m²
512594 4M		Bridge Road	Kaysborough	Change Of Rating Category					388000	1080000	692000	310.5	310.5	RAFSL	0 m²
512585 1/4		Bridge Road	Kaysborough	Erection/Construction Of Buildings					388000	1080000	692000	310.5	310.5	RAFSL	0 m²
512590 2/4		Bridge Road	Kaysborough	Erection/Construction Of Buildings					388000	1080000	692000	310.5	310.5	RAFSL	0 m²
512595 3/4		Bridge Road	Kaysborough	Erection/Construction Of Buildings					388000	1080000	692000	310.5	310.5	RAFSL	0 m²
512600 4/4		Bridge Road	Kaysborough	Erection/Construction Of Buildings					388000	1080000	692000	310.5	310.5	RAFSL	0 m²
512605 5/4		Bridge Road	Kaysborough	Erection/Construction Of Buildings					388000	1080000	692000	310.5	310.5	RAFSL	0 m²
512610 6/4		Bridge Road	Kaysborough	Erection/Construction Of Buildings					388000	1080000	692000	310.5	310.5	RAFSL	0 m²
512615 7/4		Bridge Road	Kaysborough	Erection/Construction Of Buildings					388000	1080000	692000	310.5	310.5	RAFSL	0 m²
512620 8/4		Bridge Road	Kaysborough	Erection/Construction Of Buildings					388000	1080000	692000	310.5	310.5	RAFSL	0 m²
133635 37		Browns Road	Noble Park North	Erection/Construction Of Buildings	01-Jul-2019	450000	600000	30000	450000	600000	30000	110.3	110.3	RAFSL	617 m²
423005 2/21-238M		Browns Road	Noble Park North	Change In Occupancy Affecting NAV	01-Jul-2019	0	0	0	0	0	0	0 025	025	NRNL	21.086 m²
423010 1/221-239		Browns Road	Noble Park North	Demolition of Improvements	01-Jul-2019	2760000	4870000	387600	2645000	5270000	4170000	310.5	310.5	RAFSL	21.086 m²
423015 2/221-239		Browns Road	Noble Park North	Erection/Construction Of Buildings	01-Jul-2019	780000	780000	39000	0	0	0	0 300	0 10	NRNL	0 m²
423020 3/221-239		Browns Road	Noble Park North	Erection/Construction Of Buildings	01-Jul-2019	840000	1420000	112000	1815000	3770000	2957000	310.5	310.5	RAFSL	0 m²
294145 18		Bryants Road	Dandenong	House Erected	01-Jul-2019	670000	670000	33500	670000	970000	485000	100	110.2	RAFSL	780 m²
294265 50		Bryants Road	Dandenong	Arithmetical Error	01-Jul-2019	600000	600000	32500	550000	600000	30000	110.3	110.3	RAFSL	650 m²
466565 173A		Buckley Street	Noble Park	Change In Occupancy Affecting the AVCC	01-Jul-2019	410000	410000	20500	410000	600000	30000	100	110.2	RAFSL	300 m²
466660 173		Buckley Street	Noble Park	Change In Occupancy Affecting the AVCC	01-Jul-2019	400000	400000	20000	400000	600000	30000	100	110.2	RAFSL	284 m²
294370 19		Burrows Avenue	Dandenong	Change In Occupancy Affecting the AVCC	01-Jul-2019	550000	670000	33500	550000	690000	365000	110.3	130.2	RAFSL	765 m²
294395 29		Burrows Avenue	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	540000	540000	27000	0	0	0	0 100	0 10	NRNL	708 m²
294450 18		Burrows Avenue	Dandenong	House Erected	01-Jul-2019	520000	520000	26000	520000	1040000	520000	100	110.2	RAFSL	715 m²
488480 2/8		Burrows Avenue	Dandenong	Arithmetical Error	01-Jul-2019	300000	520000	26000	300000	520000	260000	120.3	120.3	RAFSL	0 m²
504129 29M		Burrows Avenue	Dandenong	Change In Occupancy Affecting NAV					0	0	0	025	025	NRNL	708 m²
504130 1/29		Burrows Avenue	Dandenong	Erection/Construction Of Buildings					130000	460000	230000	120.4	120.4	RAFSL	710.86 m²
504135 2/29		Burrows Avenue	Dandenong	Erection/Construction Of Buildings					130000	460000	230000	120.4	120.4	RAFSL	710.86 m²
504140 3/29		Burrows Avenue	Dandenong	Erection/Construction Of Buildings					130000	460000	230000	120.4	120.4	RAFSL	710.86 m²
504145 4/29		Burrows Avenue	Dandenong	Erection/Construction Of Buildings					140000	470000	230000	120.4	120.4	RAFSL	710.86 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPC	New AVPC	FSPL	Land Area
332805 39		Canberra Avenue	Dandenong	Arithmetical Error	01-Jul-2019	750000	790000	39600	880000	730000	36500	110.3	110.3	RAFSL	970 m²
332990 1/20		Canberra Avenue	Dandenong	Arithmetical Error	01-Jul-2019	245000	395000	16250	220000	395000	15250	131	131	RAFSL	0 m²
332995 2/20		Canberra Avenue	Dandenong	Arithmetical Error	01-Jul-2019	196000	240000	12000	175000	240000	12000	131	131	RAFSL	0 m²
333000 3/20		Canberra Avenue	Dandenong	Arithmetical Error	01-Jul-2019	220000	275000	13750	205000	275000	13750	131	131	RAFSL	0 m²
333005 4/20		Canberra Avenue	Dandenong	Arithmetical Error	01-Jul-2019	220000	275000	13750	205000	275000	13750	131	131	RAFSL	0 m²
7,18E+13 20		Canberra Avenue	Dandenong	Arithmetical Error	01-Jul-2019	0	0	0	0	0	0	0.025	0.025	NRNL	1,139 m²
135070 3		Cardore Court	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	610000	690000	33000	0	0	0	110.3	010	NRNL	686 m²
504464 3M		Cardore Court	Noble Park	Change In Occupancy Affecting NAV					285000	520000	28000			NRNL	698 m²
504465 1/3		Cardore Court	Noble Park	Erection/Construction Of Buildings					365000	640000	32000	120.3	120.3	RAFSL	961.18 m²
504470 2/3		Cardore Court	Noble Park	Erection/Construction Of Buildings					365000	640000	32000	120.3	120.3	RAFSL	1,135.18 m²
333565 61		Chandler Road	Noble Park	Demolition of Improvements	01-Jul-2019	590000	590000	29000	500000	590000	25000	110.3	100	RAFSL	603 m²
333590 63		Chandler Road	Noble Park	Demolition of Improvements	01-Jul-2019	590000	590000	29000	500000	590000	25000	110.3	100	RAFSL	603 m²
334195 417		Chandler Road	Kaysborough	House Erected	01-Jul-2019	480000	590000	29000	480000	600000	30000	110.3	110.3	RAFSL	523 m²
432045 Mile Creek (West) Chandler Road		Chandler Road	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2019	0	0	0	0	0	0	0.638.2	010	NRNL	0 m²
503315 619		Chandler Road	Kaysborough	Change In Occupancy Affecting NAV	01-Jul-2019	520000	520000	260000	0	0	0	0.100	010	NRNL	15,270 m²
506010 272		Chandler Road	Kaysborough	House Erected	01-Jul-2019	880000	770000	36500	880000	1140000	57000	110.3	110.3	RAFSL	1,018 m²
507930 617		Chandler Road	Kaysborough	Arithmetical Error					8800000	8600000	430000	100	100	RAFSL	19,594 m²
507230 140		Chapel Road	Kaysborough	Change of Legal Description and/or Sale of Land	01-Jul-2019	6300000	6300000	319000	0	0	0	0.101	010	NRNL	12,111 m²
205720 6		Charlotte Street	Springvale South	House Erected	01-Jul-2019	610000	610000	30500	0	0	0	0.100	011	NRNL	658 m²
503564 6M		Charlotte Street	Springvale South	Erection/Construction Of Buildings					305000	720000	36000			NRNL	658 m²
503565 6A		Charlotte Street	Springvale South	Erection/Construction Of Buildings					305000	720000	36000			RAFSL	0 m²
503570 6B		Charlotte Street	Springvale South	Erection/Construction Of Buildings					305000	720000	36000			RAFSL	0 m²
501440 5		Chl Avenue	Kaysborough	House Erected	01-Jul-2019	480000	480000	24000	480000	900000	45000	100	110.2	RAFSL	376 m²
501455 11		Chl Avenue	Kaysborough	House Erected	01-Jul-2019	470000	470000	23500	470000	830000	41500	100	110.2	RAFSL	365 m²
501518 39		Chl Avenue	Kaysborough	House Erected	01-Jul-2019	460000	460000	23000	460000	820000	41000	100	110.2	RAFSL	341 m²
501565 59		Chl Avenue	Kaysborough	House Erected	01-Jul-2019	460000	460000	23000	460000	830000	41500	100	110.2	RAFSL	341 m²
501580 65		Chl Avenue	Kaysborough	House Erected	01-Jul-2019	460000	460000	24500	460000	1000000	50000	100	110.2	RAFSL	405 m²
501665 38		Chl Avenue	Kaysborough	House Erected	01-Jul-2019	460000	460000	24500	460000	950000	47500	100	110.2	RAFSL	405 m²
502470 87		Chl Avenue	Kaysborough	House Erected	01-Jul-2019	460000	460000	24500	460000	1000000	50000	100	110.2	RAFSL	405 m²
271130 17		Chilly Crescent	Dandenong North	Demolition of Improvements	01-Jul-2019	470000	500000	25000	470000	470000	23500	110.3	100	RAFSL	402 m²
503045 122A		Church Road	Kaysborough	House Erected	01-Jul-2019	460000	460000	24500	460000	780000	38000	100	110.2	RAFSL	400 m²
503105 134A		Church Road	Kaysborough	House Erected	01-Jul-2019	510000	510000	25500	510000	1070000	53500	100	110.2	RAFSL	519 m²
480225 Clarendon Reserve		Clarendon Drive	Kaysborough	Change of Legal Description and/or Sale of Land	01-Jul-2019	3370000	3370000	188500	3710000	3710000	185500	844	844	NRFL-S20	28,598 m²
296025 160		Cleland Street	Dandenong	Demolition of Improvements	01-Jul-2019	445000	590000	28000	445000	445000	22500	110.3	100	RAFSL	590 m²
336050 1/25		Clea Avenue	Dandenong	Arithmetical Error	01-Jul-2019	260000	395000	19750	240000	395000	19750	120.3	120.3	RAFSL	0 m²
336055 2/25		Clea Avenue	Dandenong	Arithmetical Error	01-Jul-2019	260000	395000	19750	240000	395000	19750	120.3	120.3	RAFSL	0 m²
336060 3/25		Clea Avenue	Dandenong	Arithmetical Error	01-Jul-2019	250000	380000	19000	230000	380000	19000	120.3	120.3	RAFSL	0 m²
7,21E+13 25		Clea Avenue	Dandenong	Arithmetical Error	01-Jul-2019	0	0	0	0	0	0	0.025	0.025	NRNL	831 m²

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29620/79		Clew Street	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	690000	690000	34500	0	0	0	0100	010	NRNL	843 m²
502914/79M		Clew Street	Dandenong	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	843 m²
502915/179		Clew Street	Dandenong	Erection/Construction Of Buildings					175000	530000	26500	120.4	RAFSL	843 m²	
502920/279		Clew Street	Dandenong	Erection/Construction Of Buildings					175000	540000	27000	120.4	RAFSL	1,688 m²	
502925/379		Clew Street	Dandenong	Erection/Construction Of Buildings					170000	530000	26500	120.4	RAFSL	1,688 m²	
502930/479		Clew Street	Dandenong	Erection/Construction Of Buildings					170000	520000	26000	120.4	RAFSL	1,688 m²	
488410/19		Columbia Court	Dandenong South	Change In Occupancy Affecting NAV	01-Jul-2019	3390000	3390000	166500	0	0	0	0300	010	NRNL	15,410 m²
488420/18		Columbia Court	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	710000	710000	35500	0	0	0	0300	010	NRNL	2,097 m²
488425/12		Columbia Court	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	780000	780000	39000	780000	2480000	1590000	300	310.5	RAFSL	2,300 m²
506319/18M		Columbia Court	Dandenong South	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	2,097 m²
506320/18		Columbia Court	Dandenong South	Erection/Construction Of Buildings					385000	1160000	75000	310.5	RAFSL	0 m²	
506325/20		Columbia Court	Dandenong South	Erection/Construction Of Buildings					325000	980000	63000	63000	310.5	RAFSL	0 m²
507959/19M		Columbia Court	Dandenong South	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	15,410 m²
507960/179		Columbia Court	Dandenong South	Erection/Construction Of Buildings					780000	2790000	180000	310.5	RAFSL	0 ha	
507965/219		Columbia Court	Dandenong South	Erection/Construction Of Buildings					912000	3330000	216000	310.5	RAFSL	0 ha	
507970/319		Columbia Court	Dandenong South	Erection/Construction Of Buildings					874000	3200000	207000	310.5	RAFSL	0 ha	
507975/479		Columbia Court	Dandenong South	Erection/Construction Of Buildings					844000	3090000	200000	310.5	RAFSL	0 ha	
136510/1		Comber Street	Noble Park	Change In Occupancy Affecting NAV	01-Jul-2019	580000	800000	40000	0	0	0	0110.3	010	NRNL	654 m²
136795/36		Comber Street	Noble Park	House Erected	01-Jul-2019	560000	560000	28000	560000	1170000	585000	100	110.2	RAFSL	397 m²
488734/1M		Comber Street	Noble Park	Change In Occupancy Affecting NAV					0	0	0	025	NRNL	654 m²	
488735/1B		Comber Street	Noble Park	Change In Occupancy Affecting NAV					310000	780000	37500	120.4	RAFSL	0 m²	
488740/1C		Comber Street	Noble Park	House Erected					305000	730000	36500	120.4	RAFSL	0 m²	
170115/5		Conley Street	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	520000	690000	34500	520000	790000	395000	110.3	110.3	RAFSL	574 m²
207200/12		Coimono Road	Springvale South	House Erected	01-Jul-2019	560000	690000	32500	560000	1130000	565000	110.3	110.3	RAFSL	671 m²
514375/6		Coat Court	Keysborough	Erection/Construction Of Buildings					312000	690000	48000	310.5	RAFSL	0	
137945/107		Corrigan Road	Noble Park	Demolition of Improvements	01-Jul-2019	500000	560000	28000	500000	1110000	555000	110.3	110.2	RAFSL	613 m²
171225/357		Corrigan Road	Keysborough	Erection/Construction Of Buildings	01-Jul-2019	460000	540000	27000	460000	570000	285000	110.3	110.3	RAFSL	534 m²
488844/140M		Corrigan Road	Noble Park	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	968 m²
488845/1740		Corrigan Road	Noble Park	Change In Occupancy Affecting the AVPCC					190000	610000	30500	120.4	RAFSL	0	
488850/2740		Corrigan Road	Noble Park	Change In Occupancy Affecting the AVPCC					175000	580000	28000	120.4	RAFSL	0	
488855/3740		Corrigan Road	Noble Park	Change In Occupancy Affecting the AVPCC					175000	590000	28000	120.4	RAFSL	0	
488860/4740		Corrigan Road	Noble Park	Change In Occupancy Affecting the AVPCC					165000	540000	27000	120.3	RAFSL	0	
171440/140		Corrigan Road	Noble Park	Change In Occupancy Affecting the AVPCC	01-Jul-2019	670000	730000	36500	0	0	0	0110.3	010	NRNL	968 m²
506720/1		Corrigans Run	Keysborough	House Erected	01-Jul-2019	470000	470000	23500	470000	840000	420000	100	110.2	RAFSL	350 m²
506770/9		Corrigans Run	Keysborough	House Erected	01-Jul-2019	470000	470000	23500	470000	740000	370000	100	110.2	RAFSL	350 m²
506785/12		Corrigans Run	Keysborough	House Erected	01-Jul-2019	480000	490000	24500	480000	920000	460000	100	110.2	RAFSL	400 m²
245795/17		Crawford Avenue	Dandenong North	Change In Occupancy Affecting the AVPCC	01-Jul-2019	560000	560000	28000	0	0	0	0100	010	NRNL	851 m²
507294/17M		Crawford Avenue	Dandenong North	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	851 m²

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPC	New AVPC	FSPL	Land Area		
507764 17		Crawford Avenue	Dandenong North	Change In Occupancy Affecting the AVPC					180000	510000	25500	120.4	RAFSL	0 m²			
507800 19		Crawford Avenue	Dandenong North	Erection/Construction Of Buildings					180000	520000	26000			120.4	RAFSL	0 m²	
271540 1		Curtin Crescent	Dandenong North	Demolition Of Improvements	01-Jul-2019	340000	385000	19250	0	0	0	0 125.3	705	NRNL	0 m²		
271545 3		Curtin Crescent	Dandenong North	Demolition Of Improvements	01-Jul-2019	360000	455000	20250	0	0	0	0 125.3	705	NRNL	0 m²		
271555 23		Curtin Crescent	Dandenong North	House Erected	01-Jul-2019	470000	500000	25000	470000	940000	470000	110.3	110.3	RAFSL	557 m²		
336930 37		Dalghy Street	Dandenong	Arithmetical Error	01-Jul-2019	890000	890000	44500	530000	840000	42000	110.3	110.3	RAFSL	680 m²		
336935 39		Dalghy Street	Dandenong	Arithmetical Error	01-Jul-2019	860000	860000	32000	510000	590000	29500	110.3	110.3	RAFSL	685 m²		
337005 50		Dandenong Street	Dandenong	Change Of Rating Category	01-Jul-2019	624000	640000	40500	624000	640000	40500	310.5	740	NRFL	1 521 m²		
297385 61		David Street	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	480000	490000	24500	0	0	0	0 100	010	NRNL	747 m²		
512559 61M		David Street	Dandenong	Change In Occupancy Affecting NAV					0	0	0	0	0	025	NRNL	747 m²	
512560 181		David Street	Dandenong	Erection/Construction Of Buildings					180000	510000	25500	120.4	120.4	RAFSL	0 m²		
512565 281		David Street	Dandenong	Erection/Construction Of Buildings					180000	510000	25500	120.4	120.4	RAFSL	0 m²		
512570 381		David Street	Dandenong	Erection/Construction Of Buildings					160000	455000	22750	120.4	120.4	RAFSL	0 m²		
337335 39		Dawn Avenue	Dandenong	Demolition Of Improvements	01-Jul-2019	470000	500000	25000	470000	470000	23500	110.3	100	RAFSL	580 m²		
503405 7		Daifly Drive	Kaysborough	House Erected	01-Jul-2019	445000	445000	22250	445000	970000	48500	100	110.2	RAFSL	448 m²		
272085 22		Deakin Crescent	Dandenong North	Change Of Rating Category	01-Jul-2019	470000	490000	24500	470000	490000	24500	110.3	110.3	RAFSL	555 m²		
502520 4		Diamond Street	Kaysborough	House Erected	01-Jul-2019	500000	500000	25000	500000	1030000	51500	100	110.2	RAFSL	454 m²		
502550 16		Diamond Street	Kaysborough	House Erected	01-Jul-2019	500000	500000	25000	500000	1040000	52000	100	110.2	RAFSL	454 m²		
502560 3		Diamond Street	Kaysborough	House Erected	01-Jul-2019	500000	500000	25000	500000	1040000	52000	100	110.2	RAFSL	454 m²		
502565 5		Diamond Street	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	500000	500000	25000	500000	1010000	50500	100	110.2	RAFSL	454 m²		
485945 1A		Donnelly Court	Dandenong North	Change Of Legal Description and/or Sale of Land					260000	520000	26000	120.4	120.4	RAFSL	591.63 m²		
485955 9		Eastbury Street	Kaysborough	House Erected	01-Jul-2019	480000	490000	24500	480000	820000	41000	110.2	110.2	RAFSL	439 m²		
496570 27		Eastbury Street	Kaysborough	House Erected	01-Jul-2019	400000	400000	20000	400000	600000	30000	100	110.2	RAFSL	255 m²		
496580 23		Eastbury Street	Kaysborough	House Erected	01-Jul-2019	500000	500000	25000	500000	1090000	54500	100	110.2	RAFSL	477 m²		
496585 21		Eastbury Street	Kaysborough	House Erected	01-Jul-2019	520000	520000	26000	520000	1010000	50500	100	110.2	RAFSL	461 m²		
298865 18		Eckford Street	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	560000	640000	32000	0	0	0	0 110.3	010	NRNL	726 m²		
505469 18M		Eckford Street	Dandenong	Change In Occupancy Affecting NAV					0	0	0	0	0	025	NRNL	726 m²	
505470 1/18		Eckford Street	Dandenong	Change In Occupancy Affecting NAV					170000	390000	19500	120.3	120.3	RAFSL	0 m²		
505475 2/18		Eckford Street	Dandenong	Erection/Construction Of Buildings					205000	470000	23500	120.4	120.4	RAFSL	0 m²		
505480 3/18		Eckford Street	Dandenong	Erection/Construction Of Buildings					220000	500000	25000	120.4	120.4	RAFSL	0 m²		
460395 2-4		Edison Road	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	648000	648000	32400	648000	1880000	106500	300	310.5	RAFSL	1 816 m²		
472065 77-97		Edison Road	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	3265000	3265000	164250	0	0	0	0 300	010	NRNL	14 830 m²		
472070 64-70		Edison Road	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	1877000	1877000	93850	0	0	0	0 300	010	NRNL	6 054 m²		
509375 64-70M		Edison Road	Dandenong South	Change In Occupancy Affecting NAV					0	0	0	0	0	025	NRNL	6 054 m²	
509380 64		Edison Road	Dandenong South	Erection/Construction Of Buildings					941000	2430000	158000	310.5	310.5	RAFSL	0 m²		
509385 68		Edison Road	Dandenong South	Erection/Construction Of Buildings					936000	2420000	157000	310.5	310.5	RAFSL	0 m²		
298960 13		Edith Street	Dandenong	Change In Occupancy Affecting NAV	01-Jul-2019	710000	710000	35500	0	0	0	0 100	010	NRNL	799 m²		
507644 13M		Edith Street	Dandenong	Change In Occupancy Affecting NAV					0	0	0	0	0	025	NRNL	799 m²	

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPC	New AVPC	FSPL	Land Area
507645 1/13		Edith Street	Dandenong	Change of Legal Description and/or Sale of Land					175000	460000	23000		120.4	RAFSL	0 m²
507650 2/13		Edith Street	Dandenong	Change of Legal Description and/or Sale of Land					175000	460000	23000		120.4	RAFSL	0 m²
507655 3/13		Edith Street	Dandenong	Change of Legal Description and/or Sale of Land					175000	460000	23000		120.4	RAFSL	0 m²
507660 4/13		Edith Street	Dandenong	Change of Legal Description and/or Sale of Land					180000	470000	23500		120.4	RAFSL	0 m²
500840 2A		Edna Avenue	Dandenong North	Change of Legal Description and/or Sale of Land					240000	560000	28000		120.4	RAFSL	253 m²
289395 6		Edward Avenue	Dandenong	Demolition of Improvements	01-Jul-2019	445000	510000	29500	445000	1020000	51000 110.3	110.2	RAFSL	585 m²	
272950 2		Efron Street	Dandenong North	House Erected	01-Jul-2019	530000	610000	30500	0	0	0 110.3	010	NRNL	673 m²	
512959 2M		Efron Street	Dandenong North	Erection/Construction Of Buildings					0	0	0	025	NRNL	673 m²	
512960 1/2		Efron Street	Dandenong North	Erection/Construction Of Buildings					220000	360000	18000	120.3	RAFSL	0 m²	
512965 2/2		Efron Street	Dandenong North	Erection/Construction Of Buildings					285000	470000	23500	120.3	RAFSL	0 m²	
484010 1		Elliot Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Jul-2019	410000	420000	21000	430000	430000	21500 310.3	310.3	RAFSL	1076 m²	
107155 20		Elm Grove	Springvale	Demolition of Improvements	01-Jul-2019	840000	950000	47500	840000	840000	42000 110.3	100	RAFSL	664 m²	
247205 14		Elmhurst Street	Noble Park North	Change in Occupancy Affecting the AVPC	01-Jul-2019	425000	480000	24000	0	0	0 110.3	010	NRNL	604 m²	
513139 14M		Elmhurst Street	Noble Park North	Change in Occupancy Affecting NAV					0	0	0	025	NRNL	604 m²	
513140 1/14		Elmhurst Street	Noble Park North	Change in Occupancy Affecting the AVPC					190000	410000	20500	120.3	RAFSL	0 m²	
513145 2/14		Elmhurst Street	Noble Park North	Change in Occupancy Affecting the AVPC					235000	510000	29500	120.3	RAFSL	0 m²	
461300 14		Elmswood Boulevard	Kewborough	House Erected	01-Jul-2019	550000	550000	27500	550000	1110000	55500 100	110.2	RAFSL	475 m²	
461775 20		Elmswood Boulevard	Kewborough	House Erected	01-Jul-2019	550000	550000	27500	550000	1010000	50500 100	110.2	RAFSL	475 m²	
507240 1		Elysian Place	Kewborough	Change of Legal Description and/or Sale of Land					375000	580000	29000	110.2	RAFSL	190 m²	
507243 3		Elysian Place	Kewborough	Change of Legal Description and/or Sale of Land					365000	590000	27500	110.2	RAFSL	139 m²	
507250 5		Elysian Place	Kewborough	Change of Legal Description and/or Sale of Land					365000	590000	27500	110.2	RAFSL	139 m²	
507255 7		Elysian Place	Kewborough	Change of Legal Description and/or Sale of Land					365000	590000	27500	110.2	RAFSL	139 m²	
507260 9		Elysian Place	Kewborough	Change of Legal Description and/or Sale of Land					380000	630000	31500	110.2	RAFSL	210 m²	
507265 11		Elysian Place	Kewborough	Change of Legal Description and/or Sale of Land					380000	630000	31500	110.2	RAFSL	210 m²	
507270 13		Elysian Place	Kewborough	Change of Legal Description and/or Sale of Land					365000	590000	27500	110.2	RAFSL	137 m²	
507275 15		Elysian Place	Kewborough	Change of Legal Description and/or Sale of Land					365000	590000	27500	110.2	RAFSL	139 m²	
507280 17		Elysian Place	Kewborough	Change of Legal Description and/or Sale of Land					375000	590000	29000	110.2	RAFSL	194 m²	
107390 14		Emerald Drive	Springvale	House Erected	01-Jul-2019	630000	720000	36000	630000	1200000	61000 110.3	110.2	RAFSL	586 m²	
506810 6		Emily Promenade	Kewborough	House Erected	01-Jul-2019	470000	470000	23500	470000	860000	44500 100	110.2	RAFSL	367 m²	
506840 14		Emily Promenade	Kewborough	House Erected	01-Jul-2019	470000	470000	23500	470000	850000	42500 100	110.2	RAFSL	357 m²	
507080 25		Emily Promenade	Kewborough	Change in Occupancy Affecting NAV	01-Jul-2019	500000	500000	25000	0	0	0 100	010	NRNL	451 m²	
507085 27		Emily Promenade	Kewborough	Change in Occupancy Affecting NAV	01-Jul-2019	460000	480000	24500	0	0	0 100	010	NRNL	400 m²	
507090 29		Emily Promenade	Kewborough	Change in Occupancy Affecting NAV	01-Jul-2019	460000	490000	24500	0	0	0 100	010	NRNL	400 m²	
507125 35		Emily Promenade	Kewborough	Change in Occupancy Affecting NAV	01-Jul-2019	1800000	1800000	90000	0	0	0 100	010	NRNL	2272 m²	
107225 26		Erickson Street	Springvale	Demolition of Improvements	01-Jul-2019	990000	740000	37000	990000	900000	29500 110.3	100	RAFSL	664 m²	
108065 4		Fairview Street	Springvale	Erection/Construction Of Buildings	01-Jul-2019	860000	660000	33000	0	0	0 110.3	010	NRNL	654 m²	
505464 4M		Fairview Street	Springvale	Change in Occupancy Affecting NAV					0	0	0	025	NRNL	654 m²	

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505490/2/4		Fairview Street	Springle	Erection/Construction Of Buildings					270000	446000	22250	120.3	RAFSL	0	
498655/5		Fernleaf Avenue	Kaysborough	House Erected	01-Jul-2019	510000	510000	25000	510000	1160000	59000 100	110.2	RAFSL	512 m²	
498660/4		Fernleaf Avenue	Kaysborough	House Erected	01-Jul-2019	510000	510000	25000	510000	1160000	59000 100	110.2	RAFSL	512 m²	
498660/17		Fernleaf Avenue	Kaysborough	House Erected	01-Jul-2019	460000	460000	24500	460000	950000	47500 100	110.2	RAFSL	400 m²	
274050/31		First Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jul-2019	440000	570000	28500	440000	660000	33000 110.3	110.3	RAFSL	553 m²	
274075/66		First Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jul-2019	445000	570000	28500	445000	710000	35500 110.3	110.3	RAFSL	555 m²	
274075/5		Fisher Crescent	Dandenong North	Demolition of Improvements	01-Jul-2019	480000	520000	26000	480000	480000	24000 110.3	100	RAFSL	601 m²	
505045/2		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					260000	260000	13000	100	RAFSL	189 m²	
505050/4		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	RAFSL	145 m²	
505055/6		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	RAFSL	145 m²	
505060/8		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	100	RAFSL	110 m²	
505065/10		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	100	RAFSL	110 m²	
505070/12		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	RAFSL	145 m²	
505075/14		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	RAFSL	145 m²	
505080/16		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	RAFSL	145 m²	
505085/1		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					260000	260000	13000	100	RAFSL	189 m²	
505090/3		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					125000	125000	6250	100	RAFSL	92 m²	
505095/5		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					125000	125000	6250	100	RAFSL	92 m²	
505100/7		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					125000	125000	6250	100	RAFSL	92 m²	
505105/9		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					125000	125000	6250	100	RAFSL	92 m²	
505110/11		Fleming Street	Noble Park	Change of Legal Description and/or Sale of Land					130000	130000	6500	100	RAFSL	94 m²	
506000/3		Floss Court	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	28000 100	110.2	RAFSL	150 m²	
506005/4		Floss Court	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	28000 100	110.2	RAFSL	158 m²	
506010/5		Floss Court	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	370000	370000	18500	370000	580000	28000 100	110.2	RAFSL	159 m²	
506020/7		Floss Court	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	28000 100	110.2	RAFSL	159 m²	
506030/9		Floss Court	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	28000 100	110.2	RAFSL	150 m²	
506035/10		Floss Court	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	28000 100	110.2	RAFSL	150 m²	
506040/11		Floss Court	Kaysborough	House Erected	01-Jul-2019	365000	365000	18250	365000	560000	26000 100	110.2	RAFSL	148 m²	
506050/13		Floss Court	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	540000	27000 100	110.2	RAFSL	150 m²	
506055/14		Floss Court	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	370000	370000	18500	370000	580000	28000 100	110.2	RAFSL	158 m²	
506065/16		Floss Court	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	370000	370000	18500	370000	580000	28000 100	110.2	RAFSL	158 m²	
506075/18		Floss Court	Kaysborough	House Erected	01-Jul-2019	375000	375000	18750	375000	590000	29500 100	110.2	RAFSL	192 m²	
300530/170		Fraser Street	Dandenong	Demolition of Improvements	01-Jul-2019	700000	790000	39500	700000	700000	35000 110.3	100	RAFSL	674 m²	
513300/10		For Drive	Dandenong South	Erection/Construction Of Buildings					2710000	16300000	1392000	310.5	RAFSL	33 680 m²	
341395/230-232		Frankston Dandenong Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Jul-2019	880000	880000	44000	880000	880000	43000 300	300	RAFSL	1 635 m²	
373710/499-523		Frankston Dandenong Road	Dandenong South	Change in Occupancy Affecting NAV	01-Jul-2019	12533000	12533000	627650	0	0	0 524	010	NRNL	157 182 m²	
502990/359		Frankston Dandenong Road	Dandenong South	Change in Occupancy Affecting NAV	01-Jul-2019	12240000	12240000	612000	0	0	0 300	010	NRNL	298 000 m²	
514750/Balance Vacant Lnd		Frankston Dandenong Road	Dandenong South	Change in Occupancy Affecting NAV					8590000	8590000	429500	300	RAFSL	298 000 m²	
516125/499-523		Frankston Dandenong Road	Dandenong South	Change in Occupancy Affecting NAV					9940000	9940000	492000	524	RAFSL	0	
142440/30		French Street	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	920000	920000	46000	0	0	0 118	010	NRNL	1 337 m²	

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPC	New AVPC	FSPL	Land Area
507568 30M		French Street	Noble Park	Erection/Construction Of Buildings					0	0	0	025	025	NRNL	1,337 m²
507590 1/30		French Street	Noble Park	Erection/Construction Of Buildings					17,000	56,000	28,000	120.4	120.4	RAFSL	0 m²
507595 2/30		French Street	Noble Park	Erection/Construction Of Buildings					15,000	48,000	24,000	120.4	120.4	RAFSL	0 m²
507600 3/30		French Street	Noble Park	Erection/Construction Of Buildings					15,000	48,000	24,000	120.4	120.4	RAFSL	0 m²
507605 4/30		French Street	Noble Park	Erection/Construction Of Buildings					15,000	48,000	24,000	120.4	120.4	RAFSL	0 m²
507610 5/30		French Street	Noble Park	Erection/Construction Of Buildings					15,000	48,000	24,000	120.4	120.4	RAFSL	0 m²
512625 6/30		French Street	Noble Park	Erection/Construction Of Buildings					14,000	45,000	22,500	120.3	120.3	RAFSL	0 m²
248485 23		Froggat Drive	Noble Park North	House Erected	01-Jul-2019	43,000	43,000	21,500	43,000	80,000	40,000	110.2	110.2	RAFSL	561 m²
142840 27		Gales Place	Noble Park North	House Erected	01-Jul-2019	42,000	59,000	29,500	42,000	62,000	31,000	110.3	110.3	RAFSL	534 m²
248855 18		Gardiner Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jul-2019	45,000	45,000	22,500	0	0	0	010	010	NRNL	609 m²
509629 18M		Gardiner Avenue	Dandenong North	Change In Occupancy Affecting NAV					0	0	0	025	025	NRNL	809 m²
509635 1/18		Gardiner Avenue	Dandenong North	Change In Occupancy Affecting NAV					24,500	57,000	28,500	120.4	120.4	RAFSL	0 m²
509635 2/18		Gardiner Avenue	Dandenong North	Erection/Construction Of Buildings					20,500	47,000	23,500	120.3	120.3	RAFSL	0 m²
189710 34		Garnworthy Street	Springvale	Change In Occupancy Affecting the AVPC	01-Jul-2019	19,000	23,000	11,500	19,000	23,000	11,500	150.1	150.1	RAFSL	185 m²
275000 15		Genoa Street	Dandenong North	Erection/Construction Of Buildings	01-Jul-2019	48,000	59,000	29,500	48,000	75,000	37,500	110.3	110.3	RAFSL	653 m²
276168 20M		Glenelg Street	Dandenong North	Change In Occupancy Affecting NAV	01-Jul-2019	0	0	0	0	0	0	025	025	NRNL	715 m²
276190 20		Glenelg Street	Dandenong North	Change In Occupancy Affecting NAV	01-Jul-2019	22,500	37,500	18,750	23,000	46,000	23,000	120.3	120.3	RAFSL	715 m²
513115 22		Goddling Street	Dandenong	Change In Occupancy Affecting the AVPC					16,500	43,000	21,500	120.4	120.4	RAFSL	0 m²
513120 20		Goddling Street	Dandenong	Change In Occupancy Affecting the AVPC					16,500	43,000	21,500	120.4	120.4	RAFSL	0 m²
199795 53		Goodwood Drive	Springvale	Demolition Of Improvements	01-Jul-2019	69,000	78,000	39,000	69,000	69,000	34,500	110.3	110.3	RAFSL	861 m²
507710 42		Graze Avenue	Dandenong	Change In Occupancy Affecting the AVPC					23,500	59,000	29,500	120.4	120.4	RAFSL	0 m²
302635 41		Grandview Avenue	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	44,500	58,000	29,000	44,500	60,000	30,000	110.3	110.3	RAFSL	590 m²
302845 1/18		Grant Street	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	40,000	40,000	20,000	0	0	0	010	010	NRNL	412 m²
508224 18M		Grant Street	Dandenong	Change In Occupancy Affecting NAV					0	0	0	025	025	NRNL	412 m²
508225 1/18		Grant Street	Dandenong	Erection/Construction Of Buildings					21,500	56,000	28,000	120.4	120.4	RAFSL	0 m²
512495 2/18		Grant Street	Dandenong	Erection/Construction Of Buildings					20,500	54,000	27,000	120.4	120.4	RAFSL	0 m²
503840 2		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	43,000	43,000	21,500	43,000	67,000	33,500	110.2	110.2	RAFSL	292 m²
503845 4		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	37,000	37,000	18,500	37,000	59,000	29,500	110.2	110.2	RAFSL	171 m²
503850 6		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	37,000	37,000	18,500	37,000	59,000	29,500	110.2	110.2	RAFSL	171 m²
503855 8		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	40,500	40,500	20,250	40,500	60,000	30,000	110.2	110.2	RAFSL	262 m²
503860 10		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	40,500	40,500	20,250	40,500	60,000	30,000	110.2	110.2	RAFSL	261 m²
503865 12		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	37,000	37,000	18,500	37,000	59,000	29,500	110.2	110.2	RAFSL	170 m²
503870 14		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	37,000	37,000	18,500	37,000	59,000	29,500	110.2	110.2	RAFSL	170 m²
503875 16		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	37,000	37,000	18,500	37,000	59,000	29,500	110.2	110.2	RAFSL	170 m²
503880 18		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	42,500	42,500	21,250	42,500	63,000	31,500	110.2	110.2	RAFSL	284 m²
503885 1		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	44,500	44,500	22,250	44,500	66,000	33,000	110.2	110.2	RAFSL	313 m²
503890 3		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	37,000	37,000	18,500	37,000	59,000	29,500	110.2	110.2	RAFSL	171 m²
503895 5		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	37,000	37,000	18,500	37,000	59,000	29,500	110.2	110.2	RAFSL	172 m²
503900 7		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	37,000	37,000	18,500	37,000	59,000	29,500	110.2	110.2	RAFSL	172 m²
503905 9		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	40,000	40,000	20,000	40,000	64,000	32,000	110.2	110.2	RAFSL	251 m²

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

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Supplementary Valuation
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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
503910 11		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	400000	400000	20000	400000	600000	31000 100	110.2	110.2	RAFSL	261 m²
503915 13		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	29000 100	110.2	110.2	RAFSL	172 m²
503920 15		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	29000 100	110.2	110.2	RAFSL	172 m²
503925 17		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	375000	375000	18750	375000	620000	31000 100	110.2	110.2	RAFSL	193 m²
503930 35		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	445000	445000	22250	445000	700000	35000 100	110.2	110.2	RAFSL	314 m²
503935 33		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	590000	29500 100	110.2	110.2	RAFSL	172 m²
503940 31		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	590000	29500 100	110.2	110.2	RAFSL	172 m²
503945 29		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	590000	29500 100	110.2	110.2	RAFSL	172 m²
503950 27		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	400000	400000	20000	400000	640000	32000 100	110.2	110.2	RAFSL	262 m²
503955 25		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	400000	400000	20000	400000	650000	32500 100	110.2	110.2	RAFSL	250 m²
503960 23		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	590000	29500 100	110.2	110.2	RAFSL	172 m²
503965 21		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	590000	29500 100	110.2	110.2	RAFSL	172 m²
503970 19		Grasslands Loop	Kaysborough	House Erected	01-Jul-2019	375000	375000	18750	375000	600000	30000 100	110.2	110.2	RAFSL	194 m²
374545 1/30		Greens Road	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	571000	1040000	67400	609000	1220000	78500 310.3	310.3	310.3	RAFSL	2278 m²
374550 2/30		Greens Road	Dandenong South	Change In Occupancy Affecting NAV	01-Jul-2019	458000	840000	54200	421000	840000	54200 310.3	310.3	310.3	RAFSL	0 m²
143760 18		Gunther Avenue	Springvale	Erection/Construction Of Buildings	01-Jul-2019	630000	730000	36500	610000	940000	47000 110.3	130	130	RAFSL	685 m²
302005 11		Gwerdt Street	Dandenong	Demolition Of Improvements	01-Jul-2019	530000	590000	29500	530000	530000	26500 110.3	100	100	RAFSL	694 m²
344085 525-527		Hammond Road	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	5610000	7300000	510100	5810000	7300000	511800 310.5	310.5	310.5	RAFSL	24 280 m²
413815 258-262		Hammond Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Jul-2019	1030000	1220000	61000	0	0	0 215	010	010	NRNL	3389 m²
505190 185		Hammond Road	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	3100000	3100000	155000	3100000	6510000	421600 300	310.5	310.5	RAFSL	10 340 m²
505560 258-262		Hammond Road	Dandenong South	Change of Legal Description and/or Sale of Land	01-Jul-2019	3100000	3100000	155000	750000	1080000	54000	215	215	RAFSL	2222 m²
110960 35		Hanleth Avenue	Springvale	Erection/Construction Of Buildings	01-Jul-2019	600000	670000	33500	0	0	0 110.3	010	010	NRNL	634 m²
504759 35M		Hanleth Avenue	Springvale	Change In Occupancy Affecting NAV	01-Jul-2019	0	0	0	0	0	0	025	025	NRNL	634 m²
504900 35B		Hanleth Avenue	Springvale	Erection/Construction Of Buildings					315000	700000	39000		120.4	RAFSL	632.85 m²
504905 35A		Hanleth Avenue	Springvale	Erection/Construction Of Buildings					315000	700000	39000		120.4	RAFSL	632.85 m²
488415 136		Hanna Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2019	14200000	14200000	710000	0	0	0 100	010	010	RAFSL	22 745 m²
505040 48		Hanna Street	Noble Park	Change In Occupancy Affecting NAV					5900000	5500000	275000		101	RAFSL	22 745 m²
505115 10		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					210000	210000	10500		100	RAFSL	150 m²
505120 8		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					210000	210000	10500		100	RAFSL	155 m²
505125 6		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					215000	215000	10750		100	RAFSL	155 m²
505130 4		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					205000	205000	10250		100	RAFSL	147 m²
505135 2		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					205000	205000	10250		100	RAFSL	147 m²
505140 25		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					155000	155000	7750		100	RAFSL	111 m²
505145 23		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500		100	RAFSL	110 m²
505150 21		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500		100	RAFSL	110 m²
505155 19		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500		100	RAFSL	165 m²
505160 17		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500		100	RAFSL	165 m²
505165 15		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500		100	RAFSL	165 m²
505170 13		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500		100	RAFSL	165 m²
505175 11		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500		100	RAFSL	165 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
505160/9		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505165/7		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505190/5		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505195/3		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500	11500	100	RAFSL	165 m²
505200/1		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					260000	260000	13000	13000	100	RAFSL	186 m²
505205/2X		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					21000	21000	1050	1050	844	NRFSL	22 m²
505265/29		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	10000	100	RAFSL	145 m²
505270/31		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505290/27		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505295/33		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505300/35		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500	11500	100	RAFSL	165 m²
505305/37		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500	11500	100	RAFSL	165 m²
505310/39		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500	11500	100	RAFSL	165 m²
505360/41		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505365/43		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505370/45		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505375/47		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	10000	100	RAFSL	145 m²
505380/49		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	10000	100	RAFSL	145 m²
505385/51		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	10000	100	RAFSL	145 m²
505390/53		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	10000	100	RAFSL	145 m²
505395/55		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					220000	220000	11000	11000	100	RAFSL	158 m²
505475/57		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505480/59		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505485/61		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	7500	100	RAFSL	110 m²
505490/63		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500	11500	100	RAFSL	165 m²
505495/65		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500	11500	100	RAFSL	165 m²
505500/67		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500	11500	100	RAFSL	165 m²
505505/69		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500	11500	100	RAFSL	165 m²
505510/71		Harrison Drive	Noble Park	Change of Legal Description and/or Sale of Land					230000	230000	11500	11500	100	RAFSL	165 m²
144185/1077		Heatherton Road	Noble Park	Demolition of Improvements	01-Jul-2019	500000	640000	32000	520000	520000	26000 271.3	26000 271.3	100	RAFSL	668 m²
144875/1128		Heatherton Road	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	2240000	2780000	248000	2240000	2850000	265400 243	243	243	NRFSL	3,556 m²
278635/1455		Heatherton Road	Dandenong North	Erection/Construction Of Buildings	01-Jul-2019	445000	470000	23500	445000	460000	24500 110.3	110.3	110.3	RAFSL	557 m²
304255/1/1526		Heatherton Road	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2019	245000	420000	21000	240000	450000	22500 131	120.3	120.3	RAFSL	0 m²
389420/Convenience Store		Heatherton Road	Springsdale South	Erection/Construction Of Buildings	01-Jul-2019	700000	1040000	56000	700000	1040000	56000 210.4	271.4	271.4	RAFSL	982 m²
390270/2/1526		Heatherton Road	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2019	225000	356000	19750	230000	430000	21500 131	120.3	120.3	RAFSL	0 m²
6,574E+13/1526		Heatherton Road	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2019	0	0	0	0	0	0 0.025	0.025	0.025	NRNL	655 m²
178870/1		Helen Court	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	520000	580000	29000	0	0	0 0.110.3	0.110.3	0.110.3	NRNL	987 m²
507674/1M		Helen Court	Noble Park	Change in Occupancy Affecting NAV					0	0	0	0	0.025	NRNL	987 m²
507675/1/1		Helen Court	Noble Park	Change in Occupancy Affecting NAV					265000	415000	20750	20750	120.3	RAFSL	0 m²
507680/2/1		Helen Court	Noble Park	Erection/Construction Of Buildings					280000	440000	22000	22000	120.3	RAFSL	0 m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPC	New AVPC	FSPL	Land Area
345800 1/16		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	145000	256000	12750	130000	255000	12750	125.3	125.3	RAFSL	0 m²
345805 2/16		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	145000	256000	12750	130000	255000	12750	125.3	125.3	RAFSL	0 m²
345810 3/16		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	145000	256000	12750	130000	255000	12750	125.3	125.3	RAFSL	0 m²
345815 4/16		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	145000	256000	12750	130000	255000	12750	125.3	125.3	RAFSL	0 m²
345820 5/16		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	145000	256000	12750	130000	255000	12750	125.3	125.3	RAFSL	0 m²
345825 6/16		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	145000	256000	12750	130000	255000	12750	125.3	125.3	RAFSL	0 m²
346110 3/44		Hennings Street	Dandenong	Change Of Rating Category	01-Jul-2019	125000	240000	12000	125000	240000	12000	125.3	125.3	RAFSL	0 m²
346435 1/5		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	185000	256000	14750	160000	255000	14750	131	131	RAFSL	0 m²
346560 1/17		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	265000	256000	14750	235000	255000	14750	120.3	120.3	RAFSL	0 m²
346595 2/17		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	265000	256000	14750	235000	255000	14750	120.3	120.3	RAFSL	0 m²
346600 3/17		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	300000	330000	16500	265000	330000	16500	120.3	120.3	RAFSL	0 m²
380140 2/5		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	185000	256000	14750	160000	255000	14750	131	131	RAFSL	0 m²
380150 3/5		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	185000	256000	14750	160000	255000	14750	131	131	RAFSL	0 m²
380160 4/5		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	185000	256000	14750	160000	255000	14750	131	131	RAFSL	0 m²
380170 5/5		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	185000	256000	14750	160000	255000	14750	131	131	RAFSL	0 m²
380180 6/5		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	170000	256000	13250	160000	255000	13250	131	131	RAFSL	0 m²
502155 9/1		Hennings Street	Dandenong	Change of Legal Description and/or Sale of Land						490000	245000	120.4	120.4	RAFSL	932.01 m²
502160 9/3		Hennings Street	Dandenong	Change of Legal Description and/or Sale of Land						510000	255000	120.4	120.4	RAFSL	932.01 m²
502165 9/5		Hennings Street	Dandenong	Change of Legal Description and/or Sale of Land						510000	255000	120.4	120.4	RAFSL	932.01 m²
7 407E+13.16		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	0	0	0	0	0	0	0.025	0.025	NRNL	886 m²
7 419E+13.5		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	0	0	0	0	0	0	0.025	0.025	NRNL	1,039 m²
7 422E+13.17		Hennings Street	Dandenong	Arithmetical Error	01-Jul-2019	0	0	0	0	0	0	0.025	0.025	NRNL	795 m²
304350 2/14		Henty Street	Dandenong	Demolition of Improvements	01-Jul-2019	225000	270000	13500	0	0	0	0.125.3	0.10	NRNL	0 m²
304555 1/58		Herbert Street	Dandenong	Demolition of Improvements	01-Jul-2019	190000	250000	12500	0	0	0	0.125.3	0.10	NRNL	0 m²
304650 5/5		Herbert Street	Dandenong	Demolition of Improvements	01-Jul-2019	670000	750000	37500	670000	750000	37500	100	100	RAFSL	850 m²
305030 103		Herbert Street	Dandenong	Change In Occupancy Affecting the AVPC	01-Jul-2019	500000	500000	25000	0	0	0	0.100	0.10	NRNL	766 m²
305035 105		Herbert Street	Dandenong	Change In Occupancy Affecting the AVPC	01-Jul-2019	500000	500000	25000	0	0	0	0.100	0.10	NRNL	766 m²
305170 2/38		Herbert Street	Dandenong	Demolition of Improvements	01-Jul-2019	195000	250000	12750	0	0	0	0.125.3	0.10	NRNL	0 m²
305175 3/38		Herbert Street	Dandenong	Demolition of Improvements	01-Jul-2019	180000	240000	12000	0	0	0	0.125.3	0.10	NRNL	0 m²
305180 4/38		Herbert Street	Dandenong	Demolition of Improvements	01-Jul-2019	180000	240000	12000	0	0	0	0.125.3	0.10	NRNL	0 m²
305185 5/38		Herbert Street	Dandenong	Demolition of Improvements	01-Jul-2019	155000	205000	10250	0	0	0	0.125.3	0.10	NRNL	0 m²
305690 132		Herbert Street	Dandenong	House Erected	01-Jul-2019	480000	480000	24000	460000	870000	435000	110.2	110.2	RAFSL	719 m²
494439 103-105M		Herbert Street	Dandenong	Change In Occupancy Affecting NAV					0	0	0	0.025	0.025	NRNL	1,532 m²
494440 1/103		Herbert Street	Dandenong	Change In Occupancy Affecting the AVPC					120000	530000	265000	120.4	120.4	RAFSL	0
494445 2/103		Herbert Street	Dandenong	Change In Occupancy Affecting the AVPC					112000	490000	245000	120.4	120.4	RAFSL	0
494450 3/103		Herbert Street	Dandenong	Change In Occupancy Affecting the AVPC					114000	500000	250000	120.4	120.4	RAFSL	0
494455 4/103		Herbert Street	Dandenong	Change In Occupancy Affecting the AVPC					125000	550000	275000	120.4	120.4	RAFSL	0
494460 5/103		Herbert Street	Dandenong	Change In Occupancy Affecting the AVPC					104000	455000	227500	120.4	120.4	RAFSL	0
494465 6/103		Herbert Street	Dandenong	Change In Occupancy Affecting the AVPC					125000	550000	275000	120.4	120.4	RAFSL	0
494470 7/103		Herbert Street	Dandenong	Change In Occupancy Affecting the AVPC					108000	470000	235000	120.4	120.4	RAFSL	0

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

Council Report
Supplementary Valuation
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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPC	New AVPC	FSPL	Land Area
494475/8/103		Herbert Street	Dandenong	Change In Occupancy Affecting the AVPC					109000	470000	23500		120.4	RAFSL	0
516115/38		Herbert Street	Dandenong	Change In Occupancy Affecting NAV					1120000	1120000	56000		100	RAFSL	1,377 m²
251045/36		Heyington Crescent	Dandenong	Demolition of Improvements	01-Jul-2019	400000	480000	24000	400000	400000	20000	110.3	100	RAFSL	986 m²
470550/Palmore Soccer Club		Homeleigh Road	Keyborough	Arithmetical Error	01-Jul-2019	8150000	8340000	417000	7300000	7300000	365000	243	243	RAFSL	15,750 m²
492390/35A		Homeleigh Road	Keyborough	House Erected	01-Jul-2019	460000	490000	24500	460000	1050000	52500	100	110.2	RAFSL	448 m²
497065/28		Homeleigh Road	Keyborough	House Erected	01-Jul-2019	445000	445000	22250	445000	730000	36500	100	110.2	RAFSL	436 m²
497115/38		Homeleigh Road	Keyborough	House Erected	01-Jul-2019	440000	440000	22000	440000	720000	36000	100	110.2	RAFSL	303 m²
113040/8		Hope Street	Springvale	House Erected	01-Jul-2019	560000	620000	31000	560000	1110000	55500	110.3	110.3	RAFSL	616 m²
444360/71		Hudson Court	Keyborough	Erection/Construction Of Buildings	01-Jul-2019	1430000	1430000	71500	0	0	0	0.300	010	NRNL	3,111 m²
507619/71M		Hudson Court	Keyborough	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	3,111 m²
507820/71		Hudson Court	Keyborough	Erection/Construction Of Buildings					770000	1850000	120000		310.5	RAFSL	0 m²
507825/75		Hudson Court	Keyborough	Erection/Construction Of Buildings					652000	1550000	100000		310.5	RAFSL	0 m²
277825/14		Hughes Crescent	Dandenong North	Demolition of Improvements	01-Jul-2019	470000	520000	26000	470000	470000	23500	110.3	100	RAFSL	557 m²
219306/6		Hume Road	Springvale South	Change of Legal Description and/or Sale of Land	01-Jul-2019	560000	610000	35000	0	0	0	0.110.3	010	NRNL	592 m²
213435/8		Hume Road	Springvale South	Change of Legal Description and/or Sale of Land	01-Jul-2019	560000	610000	35000	0	0	0	0.110.3	010	NRNL	592 m²
251920/68		Ilwarrum Crescent	Dandenong North	Demolition of Improvements	01-Jul-2019	405000	620000	31000	405000	405000	20250	110.3	100	RAFSL	541 m²
48095/153		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jul-2019	610000	610000	30500	610000	1640000	97000	300	310.5	RAFSL	1,265 m²
489100/157		Indian Drive	Keyborough	Erection/Construction Of Buildings	01-Jul-2019	610000	610000	30500	610000	1640000	97000	300	310.5	RAFSL	1,265 m²
252056/64		Jacksons Road	Noble Park North	Demolition of Improvements	01-Jul-2019	425000	425000	21250	425000	820000	41000	100	110.2	RAFSL	535 m²
496184/36M		James Street	Dandenong	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	626 m²
496185/156		James Street	Dandenong	Erection/Construction Of Buildings					245000	590000	29500		120.4	RAFSL	621.56 m²
496190/236		James Street	Dandenong	Erection/Construction Of Buildings					230000	590000	27500		120.4	RAFSL	621.56 m²
502920/1A		James Street	Dandenong	Erection/Construction Of Buildings					285000	530000	26500		120.4	RAFSL	0 m²
307475/36		James Street	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	455000	455000	22750	0	0	0	0.100	010	NRNL	1,256 m²
307840/34		Jarvis Crescent	Dandenong North	Change In Occupancy Affecting NAV	01-Jul-2019	440000	620000	31000	440000	680000	39700	110.3	130.2	RAFSL	534 m²
278660/9		Jeffrey Street	Dandenong North	Demolition of Improvements	01-Jul-2019	445000	600000	30000	445000	980000	46000	110.3	110.2	RAFSL	585 m²
308135/56		Jelison Crescent	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	420000	420000	21000	0	0	0	0.100	010	NRNL	557 m²
308140/58		Jelison Crescent	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	430000	430000	21500	0	0	0	0.100	010	NRNL	616 m²
505564/56-58M		Jelison Crescent	Dandenong	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	1,175 m²
505685/158		Jelison Crescent	Dandenong	Erection/Construction Of Buildings					170000	410000	20500		120.3	RAFSL	0 m²
505590/258		Jelison Crescent	Dandenong	Change In Occupancy Affecting NAV					170000	410000	20500		120.3	RAFSL	0 m²
505595/358		Jelison Crescent	Dandenong	Change In Occupancy Affecting NAV					210000	500000	25000		120.3	RAFSL	0 m²
505600/458		Jelison Crescent	Dandenong	Change In Occupancy Affecting NAV					210000	500000	25000		120.3	RAFSL	0 m²
348860/41		Jones Road	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2019	680000	680000	34000	0	0	0	0.100	010	NRNL	975 m²
348885/43		Jones Road	Dandenong	Change of Legal Description and/or Sale of Land	01-Jul-2019	680000	680000	34000	0	0	0	0.100	010	NRNL	975 m²
502834/41-43M		Jones Road	Dandenong	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	1,560 m²
502835/141-43		Jones Road	Dandenong	Change of Legal Description and/or Sale of Land					118000	445000	22250		120.4	RAFSL	0 m²
502840/241-43		Jones Road	Dandenong	Change of Legal Description and/or Sale of Land					114000	430000	21500		120.4	RAFSL	0 m²
502845/341-43		Jones Road	Dandenong	Change of Legal Description and/or Sale of Land					114000	430000	21500		120.4	RAFSL	0 m²
502850/441-43		Jones Road	Dandenong	Change of Legal Description and/or Sale of Land					114000	430000	21500		120.4	RAFSL	0 m²

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

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Supplementary Valuation
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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPC	Prev AVPC NAV	FSPL	Land Area
502855/541-43		Jones Road	Dandenong	Change of Legal Description and/or Sale of Land					109000	405000	20250	120.3	120.3	RAFSL	0 m²
502860/641-43		Jones Road	Dandenong	Change of Legal Description and/or Sale of Land					109000	410000	20500	120.3	120.3	RAFSL	0 m²
502865/741-43		Jones Road	Dandenong	Change of Legal Description and/or Sale of Land					114000	430000	21500	120.4	120.4	RAFSL	0 m²
502870/841-43		Jones Road	Dandenong	Change of Legal Description and/or Sale of Land					114000	430000	21500	120.4	120.4	RAFSL	0 m²
502875/941-43		Jones Road	Dandenong	Change of Legal Description and/or Sale of Land					120000	460000	23000	120.4	120.4	RAFSL	0 m²
146830/8		Keels Court	Springvale	Demolition of Improvements	01-Jul-2019	600000	670000	33500	600000	1100000	55000 110.3	110.2	110.2	RAFSL	634 m²
276130/7		Kewa Court	Dandenong North	Erection/Construction Of Buildings	01-Jul-2019	480000	680000	33000	480000	680000	34500 110.3	110.3	110.3	RAFSL	679 m²
506665/8		Kilnenny Court	Dandenong South	Change of Legal Description and/or Sale of Land					380000	380000	19000	300	300	RAFSL	1,147 m²
351155/35		King George Parade	Dandenong	Change in Occupancy Affecting the AVPC	01-Jul-2019	520000	520000	26000	0	0	0 100	010	010	NRNL	636 m²
507739/35M		King George Parade	Dandenong	Change in Occupancy Affecting NAV					0	0	0	025	025	NRNL	636 m²
507740/35A		King George Parade	Dandenong	Change in Occupancy Affecting the AVPC					160000	430000	21500	120.4	120.4	RAFSL	0
507745/35B		King George Parade	Dandenong	Change in Occupancy Affecting the AVPC					160000	480000	24000	120.4	120.4	RAFSL	0
308405/74		King Street	Dandenong	Demolition of Improvements	01-Jul-2019	540000	660000	33000	135000	460000	23000	120.4	120.4	RAFSL	0 m²
507860/47D		King Street	Dandenong	Erection/Construction Of Buildings					135000	460000	23000	120.4	120.4	RAFSL	0 m²
507865/47C		King Street	Dandenong	Erection/Construction Of Buildings					135000	470000	23500	120.4	120.4	RAFSL	0 m²
507900/47B		King Street	Dandenong	Erection/Construction Of Buildings					135000	470000	23500	120.4	120.4	RAFSL	0 m²
507905/47A		King Street	Dandenong	Erection/Construction Of Buildings					135000	470000	23500	120.4	120.4	RAFSL	0 m²
508985/5		Kingcote Drive	Kaysborough	House Erected	01-Jul-2019	450000	580000	29000	450000	700000	36500 110.3	110.2	110.2	RAFSL	400 m²
508990/7		Kingcote Drive	Kaysborough	House Erected	01-Jul-2019	470000	470000	23500	470000	700000	36000 100	110.2	110.2	RAFSL	350 m²
508995/9		Kingcote Drive	Kaysborough	House Erected	01-Jul-2019	470000	470000	23500	470000	780000	36000 100	110.2	110.2	RAFSL	350 m²
507015/17		Kingcote Drive	Kaysborough	House Erected	01-Jul-2019	480000	480000	24000	480000	890000	44500 100	110.2	110.2	RAFSL	387 m²
254925/20		Kingswood Crescent	Noble Park North	Erection/Construction Of Buildings	01-Jul-2019	450000	580000	29000	450000	600000	30000 110.3	110.3	110.3	RAFSL	642 m²
398730/40		Kirkham Road	Dandenong	Demolition of Improvements	01-Jul-2019	530000	580000	29000	530000	530000	26500 110.3	100	100	RAFSL	728 m²
487970/62		Kirkham Road West	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	117800	540000	32200	117800	610000	36000 310.2	310.2	310.2	RAFSL	0 m²
255450/46		Laemmle Street	Dandenong North	House Erected	01-Jul-2019	440000	580000	29000	440000	1060000	53000 110.3	110.2	110.2	RAFSL	541 m²
432720/22		Lake View Boulevard	Kaysborough	House Erected	01-Jul-2019	480000	480000	23000	460000	850000	42500 100	110.2	110.2	RAFSL	633 m²
426130/32		Lake View Boulevard	Kaysborough	Demolition of Improvements	01-Jul-2019	530000	850000	42500	530000	530000	26500 110.3	100	100	RAFSL	600 m²
310850/82		Langthorne Street	Dandenong	Change in Occupancy Affecting NAV	01-Jul-2019	870000	1310000	65500	0	0	0 110.3	010	010	NRNL	1,243 m²
310855/84		Langthorne Street	Dandenong	Change in Occupancy Affecting NAV	01-Jul-2019	840000	640000	32000	0	0	0 100	010	010	NRNL	793 m²
515365/82-84		Langthorne Street	Dandenong	Land Previously Multi Owned Now One Owner					1340000	1780000	880000	110.3	110.3	RAFSL	2,046 m²
255545/12		Lanana Court	Dandenong North	Change of Legal Description and/or Sale of Land	01-Jul-2019	210000	380000	18000	225000	405000	20250 131	120.3	120.3	RAFSL	0 m²
255550/22		Lanana Court	Dandenong North	Change of Legal Description and/or Sale of Land	01-Jul-2019	255000	430000	21500	240000	430000	21500 131	120.3	120.3	RAFSL	0 m²
5158E+13/2		Lanana Court	Dandenong North	Change of Legal Description and/or Sale of Land	01-Jul-2019	0	0	0	0	0	0 025	025	025	NRNL	599 m²
508055/6		Lancelles Street	Springvale	Erection/Construction Of Buildings	01-Jul-2019	630000	790000	36500	0	0	0 110.3	010	010	NRNL	564 m²
509294/6M		Lancelles Street	Springvale	Change in Occupancy Affecting NAV					0	0	0	025	025	NRNL	564 m²
509295/16		Lancelles Street	Springvale	Erection/Construction Of Buildings					210000	480000	24000	120.4	120.4	RAFSL	0 m²
509300/26		Lancelles Street	Springvale	Erection/Construction Of Buildings					195000	450000	22500	120.4	120.4	RAFSL	0 m²
509305/36		Lancelles Street	Springvale	Change in Occupancy Affecting NAV					225000	520000	26000	120.4	120.4	RAFSL	0 m²
278760/12		Latham Crescent	Dandenong North	Change of Legal Description and/or Sale of Land	01-Jul-2019	470000	500000	25000	0	0	0 110.3	010	010	NRNL	557 m²
448110/112		Latham Crescent	Dandenong North	Change of Legal Description and/or Sale of Land					270000	305000	15250	110.3	110.3	RAFSL	250 m²

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499115/212		Latham Crescent	Dandenong North	Change of Legal Description and/or Sale of Land					220000	220000	11000	100	RAFSL	159 m²		
448930/70-74		Leggo Court	Dandenong South	Erection/Construction Of Buildings	01-Jun-2019	750000	750000	37500	750000	1410000	96000 300	310.5	RAFSL	1 667 m²		
148995/37		Lighthouse Road	Springvale	Change in Occupancy Affecting the AVPC	01-Jul-2019	720000	780000	39000	0	0	0	0 110.3	010	NRNL	780 m²	
150860/147		Lighthouse Road	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	520000	580000	29000	0	0	0	0 110.3	010	NRNL	582 m²	
508084/37M		Lighthouse Road	Springvale	Change in Occupancy Affecting NAV					0	0	0	0	025	NRNL	780 m²	
508085/137		Lighthouse Road	Springvale	Change in Occupancy Affecting the AVPC					185000	570000	28500	120.4	RAFSL	0 m²		
508090/237		Lighthouse Road	Springvale	Change in Occupancy Affecting the AVPC					185000	570000	28500	120.4	RAFSL	0 m²		
508095/337		Lighthouse Road	Springvale	Change in Occupancy Affecting the AVPC					180000	560000	28000	120.4	RAFSL	0 m²		
508100/437		Lighthouse Road	Springvale	Change in Occupancy Affecting the AVPC					165000	500000	25000	120.3	RAFSL	0 m²		
509284/147M		Lighthouse Road	Noble Park	Change in Occupancy Affecting NAV					0	0	0	0	025	NRNL	582 m²	
509285/147		Lighthouse Road	Noble Park	Change in Occupancy Affecting NAV					280000	480000	24000	120.3	RAFSL	0 m²		
160000/7		Lee Court	Noble Park	House Erected	01-Jun-2019	510000	680000	34000	510000	840000	42000 110.3	110.3	RAFSL	547 m²		
215320/28		Liverpool Drive	Keyborough	Erection/Construction Of Buildings	01-Jun-2019	560000	640000	32000	0	0	0	0 110.3	011	NRNL	655 m²	
514275/128		Liverpool Drive	Keyborough	Erection/Construction Of Buildings					310000	680000	34000	120.4	RAFSL	0		
514280/228		Liverpool Drive	Keyborough	Erection/Construction Of Buildings					250000	550000	27500	120.3	RAFSL	0		
468895/2		Logie Boulevard	Dandenong South	Change of Legal Description and/or Sale of Land	01-Jun-2019	2830000	4380000	28 1330	2810000	4360000	28 1330 310.5	310.5	RAFSL	5 401 m²		
115315/7		Loller Street	Springvale	Demolition of Improvements	01-Jun-2019	560000	620000	31000	560000	560000	28000 110.3	100	RAFSL	603 m²		
115390/8		Loller Street	Springvale	Demolition of Improvements	01-Jun-2019	560000	630000	31500	560000	560000	28000 110.3	100	RAFSL	613 m²		
311515/6111-115		Lonsdale Street	Dandenong	Change in Occupancy Affecting the AVPC	01-Jul-2019	475000	980000	74400	475000	980000	71400 210.3	203	RAFSL	0 m²		
354355/275		Lonsdale Street	Dandenong	Change Of Rating Category	01-Jun-2019	890000	890000	44500	890000	860000	44500 200	200	NHFLSL	295 m²		
185300/46		Mackay Street	Springvale South	Erection/Construction Of Buildings	01-Jul-2019	550000	550000	27500	550000	860000	43000 100	110.2	RAFSL	612 m²		
215790/7		Mackinnon Court	Keyborough	Demolition of Improvements	01-Jun-2019	510000	630000	31500	510000	510000	25500 110.3	100	RAFSL	535 m²		
188965/2		Mafer Road	Noble Park	Demolition of Improvements	01-Jun-2019	720000	780000	38000	720000	720000	36000 110.3	100	RAFSL	922 m²		
187230/8		Maureen Crescent	Noble Park	Demolition of Improvements	01-Jul-2019	520000	600000	30000	520000	520000	26000 110.3	100	RAFSL	579 m²		
314295/SS 154		Morae Street	Dandenong	Arithmetical Error	01-Jun-2019	500000	740000	46700	900000	740000	46700 210.4	210.4	NHFLSL	853 m²		
314305/147		Morae Street	Dandenong	Arithmetical Error	01-Jun-2019	760000	1130000	71100	760000	1130000	71100 221	221	NHFLSL	0 m²		
280500/76		McFie Road	Dandenong North	House Erected	01-Jun-2019	470000	470000	23500	470000	890000	44500 100	110.2	RAFSL	557 m²		
314950/3		Monah Court	Dandenong	House Erected	01-Jun-2019	425000	530000	26500	0	0	0	0 110.3	010	NRNL	986 m²	
314965/9		Monah Court	Dandenong	House Erected	01-Jun-2019	425000	425000	21250	425000	998000	47500 100	110.2	RAFSL	985 m²		
512034/3M		Monah Court	Dandenong	Change in Occupancy Affecting NAV					0	0	0	0	025	NRNL	986 m²	
512035/3		Monah Court	Dandenong	Change in Occupancy Affecting NAV					160000	359000	17500	120.3	RAFSL	0 m²		
481900/13		Metcal Street	Dandenong South	Erection/Construction Of Buildings	01-Jun-2019	1850000	1850000	92500	1850000	3770000	262000 300	310.5	RAFSL	3 998 m²		
491955/5		Milton Street	Keyborough	House Erected	01-Jun-2019	450000	450000	22500	450000	770000	38500 100	110.2	RAFSL	319 m²		
477360/13		Molsha Circuit	Springvale	House Erected	01-Jun-2019	630000	630000	31500	630000	1070000	53500 100	110.2	RAFSL	500 m²		
477400/17		Molsha Circuit	Springvale	House Erected	01-Jun-2019	630000	630000	31500	630000	1060000	53000 100	110.2	RAFSL	500 m²		
477625/32		Molsha Circuit	Springvale	House Erected	01-Jun-2019	660000	660000	33000	660000	1190000	95500 100	110.2	RAFSL	581 m²		
477660/40		Molsha Circuit	Springvale	House Erected	01-Jun-2019	640000	640000	32000	640000	1010000	95500 100	110.2	RAFSL	525 m²		
116610/42		Moncur Avenue	Springvale	Demolition of Improvements	01-Jun-2019	940000	1000000	50000	940000	940000	47000 110.3	118	RAFSL	825 m²		
507265/20		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					375000	600000	30000	110.2	RAFSL	197 m²		

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
507295 16		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					365000	27500	110.2	110.2	RAFSL	130 m²
507300 14		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					365000	27500	110.2	110.2	RAFSL	130 m²
507305 12		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					365000	27500	110.2	110.2	RAFSL	131 m²
507310 10		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					375000	30000	110.2	110.2	RAFSL	192 m²
507315 8		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					375000	30000	110.2	110.2	RAFSL	190 m²
507320 6		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					365000	27500	110.2	110.2	RAFSL	130 m²
507325 4		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					365000	27500	110.2	110.2	RAFSL	130 m²
507330 2		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					370000	29000	110.2	110.2	RAFSL	173 m²
507335 1		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					375000	31000	110.2	110.2	RAFSL	179 m²
507340 3		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					365000	27500	110.2	110.2	RAFSL	134 m²
507345 5		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					365000	27500	110.2	110.2	RAFSL	133 m²
507350 9		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					375000	30500	110.2	110.2	RAFSL	196 m²
507355 7		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					375000	30500	110.2	110.2	RAFSL	194 m²
507360 11		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					365000	27500	110.2	110.2	RAFSL	134 m²
507365 13		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					365000	27000	110.2	110.2	RAFSL	134 m²
507370 15		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					375000	30500	110.2	110.2	RAFSL	184 m²
507375 17		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					375000	30500	110.2	110.2	RAFSL	196 m²
507380 19		Mulberry Grove	Keyborough	Change of Legal Description and/or Sale of Land					375000	31000	110.2	110.2	RAFSL	178 m²
507920 28		Nash Street	Springvale	Erection/Construction Of Buildings					195000	29000	120.4	120.4	RAFSL	0 m²
447275 31-49		Nairn Road	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	6350000	11030000	877400	6350000	12230000	966800 320.3	320.3	RAFSL	26,440 m²
498230 27		Naxos Way	Keyborough	Erection/Construction Of Buildings	01-Jul-2019	870000	870000	43500	870000	1800000	116000 300	310.5	RAFSL	1,804 m²
498260 28		Naxos Way	Keyborough	Erection/Construction Of Buildings	01-Jul-2019	1000000	1000000	50000	0	0	0 300	010	NRNL	2,315 m²
498265 22		Naxos Way	Keyborough	Erection/Construction Of Buildings	01-Jul-2019	920000	920000	46000	920000	2060000	127000 300	310.5	RAFSL	2,130 m²
498300 20		Naxos Way	Keyborough	Erection/Construction Of Buildings	01-Jul-2019	800000	600000	30000	600000	1460000	95000 300	310.5	RAFSL	1,580 m²
502090 39		Naxos Way	Keyborough	Erection/Construction Of Buildings	01-Jul-2019	8940000	8040000	402000	8400000	20230000	1509000 300	320.3	RAFSL	36,440 m²
502100 61		Naxos Way	Keyborough	Erection/Construction Of Buildings	01-Jul-2019	1000000	1000000	50000	0	0	0 300	010	NRNL	2,209 m²
50270 28		Naxos Way	Keyborough	Erection/Construction Of Buildings					410000	1070000	69000	310.5	RAFSL	0
50274 28-30M		Naxos Way	Keyborough	Change In Occupancy Affecting NAV					0	0	0	025	NRNL	1,300 m²
50275 30		Naxos Way	Keyborough	Erection/Construction Of Buildings					263000	550000	350000	310.5	RAFSL	0
50280 32		Naxos Way	Keyborough	Erection/Construction Of Buildings					347000	720000	470000	310.5	RAFSL	0
514365 61M		Naxos Way	Keyborough	Erection/Construction Of Buildings					0	0	0	025	NRNL	2,209 m²
514370 61		Naxos Way	Keyborough	Erection/Construction Of Buildings					690000	1510000	1058000	310.5	RAFSL	0
507690 23		Newton Street	Keyborough	House Erected	01-Jul-2019	425000	425000	21250	425000	640000	32000 100	110.2	RAFSL	319 m²
190220 39		Noble Street	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2019	1070000	1070000	53500	0	0	0 110.3	010	NRNL	974 m²
509469 38M		Noble Street	Noble Park	Erection/Construction Of Buildings					0	0	0	025	NRNL	974 m²
509470 139		Noble Street	Noble Park	Erection/Construction Of Buildings					215000	28000	120.4	120.4	RAFSL	0 m²
509475 239		Noble Street	Noble Park	Erection/Construction Of Buildings					200000	530000	265000	120.4	RAFSL	0 m²
509480 339		Noble Street	Noble Park	Erection/Construction Of Buildings					200000	530000	265000	120.4	RAFSL	0 m²
509485 439		Noble Street	Noble Park	Erection/Construction Of Buildings					175000	460000	230000	120.4	RAFSL	0 m²
509490 539		Noble Street	Noble Park	Erection/Construction Of Buildings					210000	580000	280000	120.4	RAFSL	0 m²

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPC	New AVPC	FSPL	Land Area	
1186652		Oak Grove	Springvale	Change of Legal Description and/or Sale of Land	01-Jul-2019	810000	810000	46500	0	0	0	0.100	0.10	NRNL	793 m²	
504149 2M		Oak Grove	Springvale	Change in Occupancy Affecting NAV					0	0	0	0	025	NRNL	793 m²	
504150 1/2		Oak Grove	Springvale	Change of Legal Description and/or Sale of Land					270000	710000	35500	120.4	120.4	RAFSL	209 m²	
504155 2/2		Oak Grove	Springvale	Change of Legal Description and/or Sale of Land					270000	710000	35500	120.4	120.4	RAFSL	198 m²	
504160 3/2		Oak Grove	Springvale	Change of Legal Description and/or Sale of Land					265000	690000	34500		120.4	RAFSL	196 m²	
256620 113		Oakwood Avenue	Noble Park North	Erection/Construction Of Buildings	01-Jul-2019	420000	520000	28000	420000	630000	315000	110.3	110.3	RAFSL	535 m²	
496615 35		Olivetree Drive	Keaysborough	House Erected	01-Jul-2019	460000	500000	29000	29000	960000	480000	100	110.2	RAFSL	462 m²	
259835 9		Orchid Avenue	Dandenong North	Demolition of Improvements	01-Jul-2019	460000	570000	28500	460000	460000	230000	110.3	100	RAFSL	697 m²	
508760 88		Orchid Road	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	5070000	5750000	373000	5070000	11030000	6860000	310.3	310.3	RAFSL	281850 m²	
282865 163		Outlook Drive	Dandenong North	House Erected	01-Jul-2019	480000	480000	24000	480000	830000	415000	100	110.2	RAFSL	650 m²	
476325 220A		Outlook Drive	Dandenong North	Change of Legal Description and/or Sale of Land	01-Jul-2019	470000	470000	23500	280000	590000	295000	131	120.4	RAFSL	0 m²	
444650 1/18		Peace Street	Springvale	Demolition of Improvements	01-Jul-2019	310000	315000	15750	310000	310000	155000	131	100	RAFSL	808 m²	
384455 241		Perry Road	Keaysborough	Demolition of Improvements	01-Jul-2019	4710000	4710000	235500	7540000	7540000	3770000	118	300	RAFSL	66,110 m²	
495960 349		Perry Road	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	8120000	8120000	406000	8120000	15280000	7980000	300	320.6	RAFSL	53,050 m²	
492000 25		Pleasant Way	Keaysborough	House Erected	01-Jul-2019	490000	490000	24500	490000	920000	460000	100	110.2	RAFSL	448 m²	
503750 2		Post Court	Keaysborough	House Erected	01-Jul-2019	430000	430000	21500	430000	670000	335000	100	110.2	RAFSL	281 m²	
503755 4		Post Court	Keaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	290000	100	110.2	RAFSL	171 m²	
503760 6		Post Court	Keaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	290000	100	110.2	RAFSL	173 m²	
503765 8		Post Court	Keaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	290000	100	110.2	RAFSL	173 m²	
503770 10		Post Court	Keaysborough	House Erected	01-Jul-2019	400000	400000	20000	400000	690000	325000	100	110.2	RAFSL	251 m²	
503775 12		Post Court	Keaysborough	House Erected	01-Jul-2019	400000	400000	20000	400000	690000	325000	100	110.2	RAFSL	253 m²	
503780 14		Post Court	Keaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	290000	100	110.2	RAFSL	174 m²	
503785 16		Post Court	Keaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	290000	100	110.2	RAFSL	174 m²	
503790 18		Post Court	Keaysborough	House Erected	01-Jul-2019	455000	455000	22750	455000	700000	350000	100	110.2	RAFSL	326 m²	
503795 1		Post Court	Keaysborough	House Erected	01-Jul-2019	440000	440000	22000	440000	670000	335000	100	110.2	RAFSL	303 m²	
503800 3		Post Court	Keaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	290000	100	110.2	RAFSL	171 m²	
503805 5		Post Court	Keaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	290000	100	110.2	RAFSL	171 m²	
503810 7		Post Court	Keaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	290000	100	110.2	RAFSL	171 m²	
503815 9		Post Court	Keaysborough	House Erected	01-Jul-2019	400000	400000	20000	400000	640000	320000	100	110.2	RAFSL	250 m²	
503820 11		Post Court	Keaysborough	House Erected	01-Jul-2019	400000	400000	20000	400000	690000	325000	100	110.2	RAFSL	250 m²	
503825 13		Post Court	Keaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	290000	100	110.2	RAFSL	171 m²	
503830 15		Post Court	Keaysborough	House Erected	01-Jul-2019	370000	370000	18500	370000	580000	290000	100	110.2	RAFSL	171 m²	
503835 17		Post Court	Keaysborough	House Erected	01-Jul-2019	380000	380000	19000	380000	600000	300000	100	110.2	RAFSL	212 m²	
218295 3		Post Court	Keaysborough	Demolition of Improvements	01-Jul-2019	510000	630000	31500	510000	510000	255000	110.3	100	RAFSL	535 m²	
361020 1/64		Porter Street	Dandenong	Arithmetical Error	01-Jul-2019	310000	310000	15500	285000	285000	142500	131	131	RAFSL	0 m²	
386665 2/64		Porter Street	Dandenong	Arithmetical Error	01-Jul-2019	300000	300000	15000	275000	275000	137500	131	131	RAFSL	0 m²	
7711E+13/64		Porter Street	Dandenong	Arithmetical Error	01-Jul-2019	0	0	0	0	0	0	0.025	0.025	NRNL	606 m²	
317455 20		Power Street	Dandenong	Change in Occupancy Affecting the AVPC	01-Jul-2019	590000	590000	295000	0	0	0	0	0.0	0.0	NRNL	726 m²
513219 20M		Power Street	Dandenong	Change in Occupancy Affecting NAV					0	0	0	0	025	NRNL	726 m²	
513220 1/20		Power Street	Dandenong	Change in Occupancy Affecting the AVPC					150000	490000	245000		120.4	RAFSL	0 m²	

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPC	New AVPC	FSPL	Land Area
513225/220		Power Street	Dandenong	Change in Occupancy Affecting the AVPC					145000	480000	24000		120.4	RAFSL	0m²
513230/320		Power Street	Dandenong	Change in Occupancy Affecting the AVPC					145000	480000	24000		120.4	RAFSL	0m²
513235/420		Power Street	Dandenong	Change in Occupancy Affecting the AVPC					150000	490000	24500		120.4	RAFSL	0m²
280445/5		Powis Court	Noble Park North	House Erected	01-Jul-2019	450000	580000	28000	450000	650000	32500	110.3	110.3	RAFSL	624 m²
118475/767		Princes Highway	Springvale	Change in Occupancy Affecting the AVPC	01-Jul-2019	550000	630000	31500	550000	740000	37000	110.3	110.3	RAFSL	986 m²
118844/867-875M		Princes Highway	Springvale	Demolition of Improvements	01-Jul-2019	0	0	0	0	0	0	0.025	0.0	NRNL	8,093 m²
118844/1687-875		Princes Highway	Springvale	Change in Occupancy Affecting the AVPC	01-Jul-2019	1420000	1420000	71000	1420000	0	0	0.210.3	0.0	NRNL	8,093 m²
154565/409-411		Princes Highway	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2019	1760000	1760000	89500	0	0	0	0.210.7	0.0	NRNL	2,169 m²
154575/413-415		Princes Highway	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2019	1310000	1310000	65500	0	0	0	0.210.7	0.0	NRNL	1,751 m²
260600/373-375		Princes Highway	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	800000	910000	45500	740000	1580000	82700	110.3	110.3	RAFSL	1,201 m²
390495/2/887-875		Princes Highway	Springvale	Change in Occupancy Affecting the AVPC	01-Jul-2019	1720000	1720000	86000	0	0	0	0.310.5	0.0	NRNL	0m²
417330/Office Works 26-30		Princes Highway	Dandenong	Change in Occupancy Affecting the AVPC	01-Jul-2019	2250000	5150000	378000	0	0	0	0.210.4	0.0	NRNL	0m²
423055/3/867-875		Princes Highway	Springvale	Change in Occupancy Affecting the AVPC	01-Jul-2019	830000	830000	41500	0	0	0	0.310.3	0.0	NRNL	0m²
447780/3/460-466		Princes Highway	Noble Park North	Change in Occupancy Affecting the AVPC	01-Jul-2019	779000	2100000	175000	779000	2100000	177500	210.3	210.3	RAFSL	0m²
453380/417-423		Princes Highway	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2019	1830000	1930000	96500	0	0	0	0.200	0.0	NRNL	3,217 m²
480625/409		Princes Highway	Noble Park	Change of Legal Description and/or Sale of Land	01-Jul-2019	0	0	0	4710000	4710000	235500	210.7	210.7	RAFSL	7,136 m²
514390/28		Princes Highway	Dandenong	Change in Occupancy Affecting the AVPC					1300000	3000000	220100	210.4	210.4	RAFSL	0
514395/30		Princes Highway	Dandenong	Change in Occupancy Affecting the AVPC					930000	2150000	157300	210.4	210.4	RAFSL	0
514235/867		Princes Highway	Springvale	Change in Occupancy Affecting the AVPC					3970000	3970000	198500	300	300	RAFSL	6,093 m²
419450/55-57		Progress Street	Dandenong South	Change of Rating Category	01-Jul-2019	431000	1360000	87500	431000	1360000	87500	310.5	310.5	RAFSL	0m²
478215/48		Prosperity Way	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	3800000	9350000	650000	3800000	9800000	687000	320.3	320.3	RAFSL	14,940 m²
319105/38-41		Pullney Street	Dandenong	Arithmetical Error	01-Jul-2019	2530000	2530000	126500	1820000	1820000	91000	200	200	RAFSL	2,023 m²
319165/63		Pullney Street	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	980000	980000	49000	0	0	0	0.100	0.0	NRNL	1,011 m²
505534/63M		Pullney Street	Dandenong	Change in Occupancy Affecting NAV					0	0	0	0.025	0.025	NRNL	1,011 m²
505535/163		Pullney Street	Dandenong	Erection/Construction Of Buildings					120000	480000	24000	120.4	120.4	RAFSL	0
505540/2/63		Pullney Street	Dandenong	Erection/Construction Of Buildings					125000	500000	25000	120.4	120.4	RAFSL	0
505545/3/63		Pullney Street	Dandenong	Erection/Construction Of Buildings					125000	500000	25000	120.4	120.4	RAFSL	0
505550/4/63		Pullney Street	Dandenong	Erection/Construction Of Buildings					118000	480000	24000	120.4	120.4	RAFSL	0
505555/5/63		Pullney Street	Dandenong	Erection/Construction Of Buildings					118000	470000	23500	120.4	120.4	RAFSL	0
505600/6/63		Pullney Street	Dandenong	Erection/Construction Of Buildings					125000	500000	25000	120.4	120.4	RAFSL	0
505665/7/63		Pullney Street	Dandenong	Erection/Construction Of Buildings					125000	500000	25000	120.4	120.4	RAFSL	0
505670/8/63		Pullney Street	Dandenong	Erection/Construction Of Buildings					120000	480000	24000	120.4	120.4	RAFSL	0
260965/8		Rainsford Drive	Noble Park North	Demolition of Improvements	01-Jul-2019	470000	590000	29500	470000	470000	23500	110.3	100	RAFSL	619 m²
261310/123		Raudon Hill Drive	Dandenong North	House Erected	01-Jul-2019	440000	440000	22000	440000	730000	36500	100	110.2	RAFSL	585 m²
487600/6		Ridgmont Way	Kaysborough	House Erected	01-Jul-2019	470000	470000	23500	470000	830000	41500	100	110.2	RAFSL	350 m²
320700/17		Ross Street	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	470000	470000	23500	0	0	0	0.100	0.0	NRNL	623 m²
320755/41		Ross Street	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	450000	450000	22500	0	0	0	0.100	0.0	NRNL	604 m²
504979/41M		Ross Street	Dandenong	Change in Occupancy Affecting NAV					0	0	0	0.025	0.025	NRNL	604 m²
504980/1/41		Ross Street	Dandenong	Erection/Construction Of Buildings					170000	550000	27500	120.4	120.4	RAFSL	0m²
504985/2/41		Ross Street	Dandenong	Change in Occupancy Affecting NAV					145000	470000	23500	120.4	120.4	RAFSL	0m²

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVCC APCC	New AVCC APCC	FSPL	Land Area
504990/341		Ross Street	Dandenong	Erection/Construction Of Buildings					153000	500000	29500	120.4	120.4	RAFSL	0 m²
507704/17M		Ross Street	Dandenong	Change In Occupancy Affecting NAV					0	0	0	025	025	NRNL	623 m²
507705/17		Ross Street	Dandenong	Change In Occupancy Affecting the AVPCO					240000	590000	29500	120.3	120.3	RAFSL	0 m²
364750/5		Sadie Court	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	480000	530000	26500	0	0	0 110.3	010	010	NRNL	622 m²
509494/5M		Sadie Court	Noble Park	Erection/Construction Of Buildings					0	0	0	025	025	NRNL	622 m²
509495/5A		Sadie Court	Noble Park	Erection/Construction Of Buildings					240000	540000	27000	120.4	120.4	RAFSL	0 m²
509500/5B		Sadie Court	Noble Park	Erection/Construction Of Buildings					230000	530000	26500	120.4	120.4	RAFSL	0 m²
281110/1		Sandalia Court	Dandenong North	Arithmetical Error	01-Jul-2019	480000	590000	23500	480000	560000	28000 110.3	110.3	110.3	RAFSL	534 m²
121645/39-45		Sandown Road	Springvale	Demolition Of Improvements	01-Jul-2019	226000	2280000	114000	226000	2260000	114000 118	101	101	RAFSL	3,448 m²
365055/149		Scott Street	Dandenong	Arithmetical Error	01-Jul-2019	145000	250000	12500	125000	250000	12500 125.3	125.3	125.3	RAFSL	0 m²
365060/249		Scott Street	Dandenong	Arithmetical Error	01-Jul-2019	145000	250000	12500	125000	250000	12500 125.3	125.3	125.3	RAFSL	0 m²
365065/349		Scott Street	Dandenong	Arithmetical Error	01-Jul-2019	145000	250000	12500	125000	250000	12500 125.3	125.3	125.3	RAFSL	0 m²
365070/449		Scott Street	Dandenong	Arithmetical Error	01-Jul-2019	145000	250000	12500	125000	250000	12500 125.3	125.3	125.3	RAFSL	0 m²
365075/549		Scott Street	Dandenong	Arithmetical Error	01-Jul-2019	140000	245000	12250	123000	245000	12250 125.3	125.3	125.3	RAFSL	0 m²
365080/649		Scott Street	Dandenong	Arithmetical Error	01-Jul-2019	140000	245000	12250	123000	245000	12250 125.3	125.3	125.3	RAFSL	0 m²
365085/749		Scott Street	Dandenong	Arithmetical Error	01-Jul-2019	140000	245000	12250	123000	245000	12250 125.3	125.3	125.3	RAFSL	0 m²
365090/849		Scott Street	Dandenong	Arithmetical Error	01-Jul-2019	140000	245000	12250	123000	245000	12250 125.3	125.3	125.3	RAFSL	0 m²
7,792E+13/49		Scott Street	Dandenong	Arithmetical Error	01-Jul-2019	0	0	0	0	0	0 0110.3	010	010	NRNL	756 m²
501760/1		Seaton Grove	Kaysborough	House Erected	01-Jul-2019	500000	500000	29000	500000	840000	42000 100	110.2	110.2	RAFSL	373 m²
219695/13		Shady Place	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	510000	510000	25500	510000	940000	47000 100	110.2	110.2	RAFSL	547 m²
156135/21		Shirley Street	Noble Park	House Erected	01-Jul-2019	580000	680000	34000	580000	1140000	57000 110.3	110.2	110.2	RAFSL	653 m²
321540/52		Simpson Drive	Dandenong North	Change In Occupancy Affecting the AVPCO	01-Jul-2019	520000	660000	33000	0	0	0	025	025	NRNL	1,009 m²
513384/52M		Simpson Drive	Dandenong North	Change In Occupancy Affecting NAV					220000	465000	28250	120.3	120.3	RAFSL	0 m²
513385/192		Simpson Drive	Dandenong North	Change In Occupancy Affecting the AVPCO					305000	560000	28000	120.4	120.4	RAFSL	0 m²
513390/252		Simpson Drive	Dandenong North	Change In Occupancy Affecting the AVPCO					470000	670000	33500 110.3	110.3	110.3	RAFSL	583 m²
219940/2		Stanes Court	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	470000	590000	23500	470000	670000	33500 110.3	110.3	110.3	RAFSL	583 m²
479750/57-61		Smealton Avenue	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	2230000	2230000	111500	2230000	4180000	311000 300	310.5	310.5	RAFSL	5,193 m²
481880/16-18		Smealton Avenue	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	970000	970000	48500	970000	2140000	132000 300	310.5	310.5	RAFSL	1,898 m²
500955/8		Soho Court	Kaysborough	House Erected	01-Jul-2019	510000	510000	25500	510000	930000	46500 100	110.2	110.2	RAFSL	505 m²
500985/16		Soho Court	Kaysborough	House Erected	01-Jul-2019	500000	500000	25000	500000	840000	42000 100	110.2	110.2	RAFSL	485 m²
501045/11		Soho Court	Kaysborough	House Erected	01-Jul-2019	500000	500000	25000	500000	810000	40500 100	110.2	110.2	RAFSL	475 m²
450525/17		Somerfield Drive North	Kaysborough	House Erected	01-Jul-2019	520000	520000	26000	520000	820000	41000 100	110.2	110.2	RAFSL	569 m²
156490/2/1		Somers Street	Noble Park	Change Of Rating Category	01-Jul-2019	70000	165000	8250	70000	165000	8250 125.3	125.3	125.3	RAFSL	0 m²
121860/27		Souter Street	Springvale	Erection/Construction Of Buildings	01-Jul-2019	600000	700000	35000	600000	730000	36500 110.3	110.3	110.3	RAFSL	539 m²
366195/6		Southbourne Avenue	Dandenong	Arithmetical Error	01-Jul-2019	530000	820000	41000	480000	770000	38500 110.3	110.3	110.3	RAFSL	603 m²
366200/8		Southbourne Avenue	Dandenong	Arithmetical Error	01-Jul-2019	530000	610000	30500	480000	580000	28000 110.3	110.3	110.3	RAFSL	603 m²
123575/64		Springvale Road	Springvale	Erection/Construction Of Buildings	01-Jul-2019	620000	700000	35000	0	0	0 110.3	010	010	NRNL	620 m²
220915/621		Springvale Road	Springvale South	House Erected	01-Jul-2019	500000	570000	28500	500000	870000	43500 110.3	110.3	110.3	RAFSL	569 m²
221155/927-937		Springvale Road	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	1390000	1700000	85000	1390000	1600000	900000 721.4	721.4	721.4	NRFL	42,390 m²
414615 First Floor Front 34		Springvale Road	Springvale	Change In Occupancy Affecting the AVPCO	01-Jul-2019	410000	780000	38000	0	0	0 221	010	010	NRNL	0 m²

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CV	Current NAV	Pending Supp SV	Pending Supp CV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
414620	First Floor Rear 34	Springvale Road	Springvale	Change in Occupancy Affecting the AVPCC	01-Jul-2019	170000	330000	16500	0	0	0	0.221	010	NRNL	0 m²
476330	442-448	Springvale Road	Springvale South	Change of Legal Description and/or Sale of Land	01-Jul-2019	3920000	9700000	485000	4320000	9900000	4950000	740	740	NRFL	7.688 m²
507905	64M	Springvale Road	Springvale	Change in Occupancy Affecting NAV					0	0	0	0	025	NRNL	620 m²
507910	64	Springvale Road	Springvale	Erection/Construction Of Buildings					215000	580000	28000	120.4	120.4	RAFSL	0 m²
512630	442-448	Springvale Road	Springvale South	Change of Legal Description and/or Sale of Land					4320000	9700000	4850000	740	740	RAFSL	7.688 m²
125305	46	St James Avenue	Springvale	Demolition of Improvements	01-Jul-2019	960000	960000	48000	960000	960000	48000	118	100	RAFSL	869 m²
366425	8	Stanhope Street	Dandenong	House Erected	01-Jul-2019	550000	600000	30000	550000	1020000	510000	110.3	110.2	RAFSL	647 m²
502440	166	Stanley Road	Keyborough	Demolition of Improvements	01-Jul-2019	370000	370000	18500	370000	770000	385000	100	110.2	RAFSL	166 m²
507960	74	Stanley Road	Keyborough	Erection/Construction Of Buildings	01-Jul-2019	380000	380000	19000	380000	610000	305000	100	110.2	RAFSL	207 m²
507995	76	Stanley Road	Keyborough	House Erected	01-Jul-2019	380000	380000	19000	380000	610000	305000	100	110.2	RAFSL	208 m²
124745	19	Stephenson Street	Springvale	Demolition of Improvements	01-Jul-2019	660000	720000	36000	660000	660000	330000	110.3	100	RAFSL	781 m²
265990	16	Stevenson Avenue	Dandenong North	Change of Legal Description and/or Sale of Land	01-Jul-2019	425000	540000	27000	0	0	0	0.110.3	010	NRNL	597 m²
500835	16	Stevenson Avenue	Dandenong North	Change of Legal Description and/or Sale of Land					180000	425000	212500	120.3	120.3	RAFSL	355 m²
500839	16M	Stevenson Avenue	Dandenong North	Change in Occupancy Affecting NAV					0	0	0	0	025	NRNL	597 m²
323020	20	Sturt Road	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	690000	690000	34500	0	0	0	0.100	010	NRNL	738 m²
507864	20M	Sturt Road	Dandenong	Change in Occupancy Affecting NAV					0	0	0	0	025	NRNL	738 m²
507865	20	Sturt Road	Dandenong	Erection/Construction Of Buildings					140000	480000	240000	120.4	120.4	RAFSL	0 m²
125953	23	Sullivan Street	Springvale	Erection/Construction Of Buildings	01-Jul-2019	540000	590000	23500	0	0	0	0.110.3	010	NRNL	537 m²
512574	23M	Sullivan Street	Springvale	Change in Occupancy Affecting NAV					0	0	0	0	025	NRNL	537 m²
512575	23A	Sullivan Street	Springvale	Erection/Construction Of Buildings					280000	590000	280000	120.4	120.4	RAFSL	0 m²
512560	23B	Sullivan Street	Springvale	Erection/Construction Of Buildings					285000	590000	280000	120.4	120.4	RAFSL	0 m²
503425	1A	Sunflower Court	Keyborough	House Erected	01-Jul-2019	480000	490000	24500	480000	880000	445000	100	110.2	RAFSL	400 m²
367340	4	Sunset Grove	Dandenong	House Erected	01-Jul-2019	510000	510000	25500	510000	950000	475000	100	110.2	RAFSL	881 m²
509695	4	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	245000	100	100	RAFSL	402 m²
509600	6	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	245000	100	100	RAFSL	402 m²
509610	8	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	245000	100	100	RAFSL	402 m²
509615	10	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	245000	100	100	RAFSL	402 m²
509620	12	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	245000	100	100	RAFSL	402 m²
509625	14	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	245000	100	100	RAFSL	402 m²
509630	16	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	245000	100	100	RAFSL	402 m²
509635	18	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	245000	100	100	RAFSL	402 m²
509640	20	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	245000	100	100	RAFSL	401 m²
509645	22	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					470000	470000	235000	100	100	RAFSL	356 m²
509650	24	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					450000	450000	227500	100	100	RAFSL	329 m²
509655	26	Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	245000	100	100	RAFSL	404 m²

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
509660 28		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					530000	530000	26500	100	100	RAFSL	600 m²
509665 1		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	437 m²
509670 3		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	404 m²
509675 5		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	404 m²
509680 7		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	404 m²
509685 9		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	404 m²
509690 11		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	404 m²
509695 13		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	404 m²
509700 15		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	404 m²
509705 17		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	404 m²
509710 19		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	404 m²
509715 21		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	404 m²
509720 23		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24000	100	100	RAFSL	392 m²
509725 25		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					455000	455000	22750	100	100	RAFSL	333 m²
509730 27		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					470000	470000	23500	100	100	RAFSL	354 m²
509735 29		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	435 m²
509740 31		Sutcliffe Court	Keyborough	Change of Legal Description and/or Sale of Land					490000	490000	24500	100	100	RAFSL	424 m²
156795 12		Suzanne Court	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	660000	730000	37500	0	0	0	0	0	NRNL	869 m²
507694 12M		Suzanne Court	Noble Park	Erection/Construction Of Buildings					0	0	0	0	0	NRNL	869 m²
507695 12A		Suzanne Court	Noble Park	Change In Occupancy Affecting NAV					385000	570000	28500	120.3	120.3	RAFSL	0 m²
507700 12B		Suzanne Court	Noble Park	Erection/Construction Of Buildings					315000	480000	23000	120.3	120.3	RAFSL	0 m²
324855 18		Suzanne Street	Dandenong	Erection/Construction Of Buildings	01-Jul-2019	455000	455000	22750	0	0	0	0	0	NRNL	630 m²
494428 18M		Suzanne Street	Dandenong	Change In Occupancy Affecting NAV					0	0	0	0	0	NRNL	630 m²
494430 1/18		Suzanne Street	Dandenong	Erection/Construction Of Buildings					260000	560000	28000	120.4	120.4	RAFSL	0
494435 2/18		Suzanne Street	Dandenong	Erection/Construction Of Buildings					210000	455000	22750	120.3	120.3	RAFSL	0
372635 890		Taylor Road	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	6940000	11000000	1219000	6940000	12900000	1290000 632	632	632	RAFSL	553,300 m²
507860 890E		Taylor Road	Dandenong South	Change of Legal Description and/or Sale of Land					160000	160000	8000	844	844	NRFLS20	2,619 m²
288145 1/13		Third Avenue	Dandenong North	Change In Occupancy Affecting NAV	01-Jul-2019	250000	355000	17750	245000	355000	17750 125.3	125.3	125.3	RAFSL	0 m²
288150 2/13		Third Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jul-2019	250000	355000	17750	240000	355000	19250 125.3	125.3	125.3	RAFSL	0 m²

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2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
6.27E+13		Third Avenue	Dandenong North	Change In Occupancy Affecting NAV	01-Jul-2019	0	0	0	0	0	0	0.025	025	NRNL	726 m²
289295.5		Thornion Court	Dandenong North	Demolition of Improvements	01-Jul-2019	480000	670000	33500	480000	480000	240000	110.3	100	RAFSL	656 m²
156895.11		Through Road	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	590000	630000	31500	0	0	0	0.110.3	010	NRNL	621 m²
511944.11M		Through Road	Noble Park	Erection/Construction Of Buildings					0	0	0	0	025	NRNL	621 m²
511945.11		Through Road	Noble Park	Erection/Construction Of Buildings					200000	600000	300000		120.4	RAFSL	0
222655.9		Tintern Drive	Springvale South	Erection/Construction Of Buildings	01-Jul-2019	570000	720000	36000	0	0	0	0.110.3	010	NRNL	600 m²
305114.9M		Tintern Drive	Springvale South	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	600 m²
503115.9		Tintern Drive	Springvale South	Erection/Construction Of Buildings					200000	270000	135000		120.3	RAFSL	605.99 m²
199010.26		Tunnamura Drive	Kaysborough	House Erected	01-Jul-2019	520000	640000	32000	520000	1040000	520000	110.3	110.3	RAFSL	563 m²
506850.1		Tyers Run	Kaysborough	Erection/Construction Of Buildings	01-Jul-2019	470000	470000	23500	470000	760000	360000	100	110.2	RAFSL	350 m²
506855.2		Tyers Run	Kaysborough	House Erected	01-Jul-2019	500000	500000	25000	500000	740000	370000	100	110.2	RAFSL	460 m²
506890.9		Tyers Run	Kaysborough	House Erected	01-Jul-2019	460000	490000	24500	460000	980000	480000	100	110.2	RAFSL	400 m²
506900.11		Tyers Run	Kaysborough	House Erected	01-Jul-2019	460000	490000	24500	460000	780000	360000	100	110.2	RAFSL	400 m²
126675.26		Union Grove	Springvale	Demolition of Improvements	01-Jul-2019	830000	890000	44000	0	0	0	0.110.3	010	NRNL	561 m²
506014.26M		Union Grove	Springvale	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	561 m²
506015.1/26		Union Grove	Springvale	Erection/Construction Of Buildings					205000	500000	250000		120.4	RAFSL	0 m²
506020.2/26		Union Grove	Springvale	Erection/Construction Of Buildings					200000	500000	250000		120.4	RAFSL	0 m²
506025.3/26		Union Grove	Springvale	Erection/Construction Of Buildings					200000	500000	250000		120.4	RAFSL	0 m²
506030.4/26		Union Grove	Springvale	Erection/Construction Of Buildings					215000	530000	265000		120.4	RAFSL	0 m²
199075.2		Valerie Street	Noble Park	Erection/Construction Of Buildings	01-Jul-2019	500000	580000	28000	500000	1010000	505000	110.3	110.3	RAFSL	529 m²
491480.42-46		Villas Road	Dandenong South	Erection/Construction Of Buildings	01-Jul-2019	5100000	5100000	255000	9100000	17250000	12280000	300	310.5	RAFSL	30,000 m²
514774.2-14M		Vision Street	Dandenong South	Change In Occupancy Affecting NAV					0	0	0	0	025	NRNL	18,430 m²
514775.2		Vision Street	Dandenong South	Erection/Construction Of Buildings					2020000	4160000	3130000		310.5	RAFSL	0
514780.14		Vision Street	Dandenong South	Erection/Construction Of Buildings					1630000	3350000	2520000		310.5	RAFSL	0
514400.2		Volt Circuit	Dandenong South	Erection/Construction Of Buildings					122000	480000	280000		310.3	RAFSL	0
514405.4		Volt Circuit	Dandenong South	Erection/Construction Of Buildings					117000	450000	270000		310.3	RAFSL	0
514410.6		Volt Circuit	Dandenong South	Erection/Construction Of Buildings					117000	450000	270000		310.3	RAFSL	0
514415.8		Volt Circuit	Dandenong South	Erection/Construction Of Buildings					117000	450000	270000		310.3	RAFSL	0
514420.10		Volt Circuit	Dandenong South	Erection/Construction Of Buildings					117000	450000	270000		310.3	RAFSL	0

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Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
514425/12		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					117000	450000	27000	310.3	310.3	RAFSL	0
514430/14		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					117000	450000	27000	310.3	310.3	RAFSL	0
514435/16		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					117000	450000	27000	310.3	310.3	RAFSL	0
514440/18		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					117000	450000	27000	310.3	310.3	RAFSL	0
514445/20		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					121000	470000	28000	310.3	310.3	RAFSL	0
514450/22		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					121000	470000	28000	310.3	310.3	RAFSL	0
514455/24		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					133000	520000	30000	310.3	310.3	RAFSL	0
514460/26		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					203000	780000	47000	310.3	310.3	RAFSL	0
514465/28		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					203000	780000	47000	310.3	310.3	RAFSL	0
514470/30		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					159000	620000	38000	310.3	310.3	RAFSL	0
514475/32		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					104000	400000	24000	310.3	310.3	RAFSL	0
514480/34		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					87000	340000	20000	310.3	310.3	RAFSL	0
514485/36		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					213000	810000	48000	310.3	310.3	RAFSL	0
514490/38		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					192000	730000	44000	310.3	310.3	RAFSL	0
514495/40		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					178000	680000	41000	310.3	310.3	RAFSL	0
514500/42		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					182000	700000	42000	310.3	310.3	RAFSL	0
514505/44		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					169000	620000	39000	310.3	310.3	RAFSL	0
514510/46		Voit Circuit	Dandenong South	Erection/Construction Of Buildings					157000	570000	36000	310.3	310.3	RAFSL	0
508400/15	Volta Street		Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	100	RAFSL	145 m²
508405/13	Volta Street		Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	100	RAFSL	145 m²
508410/11	Volta Street		Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	100	RAFSL	145 m²
508415/9	Volta Street		Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	100	100	RAFSL	110 m²
508420/7	Volta Street		Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	100	100	RAFSL	110 m²
508425/5	Volta Street		Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	100	RAFSL	145 m²
508430/3	Volta Street		Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	100	RAFSL	145 m²
508435/1	Volta Street		Noble Park	Change of Legal Description and/or Sale of Land					260000	260000	13000	100	100	RAFSL	189 m²
508560/16	Volta Street		Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	100	RAFSL	145 m²
508565/14	Volta Street		Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	100	RAFSL	145 m²
508570/12	Volta Street		Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	100	RAFSL	145 m²

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ORDINARY COUNCIL MEETING - AGENDA

2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

Council Report
Supplementary Valuation
SV 2020-1 - 1 July 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
508675/10		Volta Street	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	100	100	RAFSL	110 m²
508680/8		Volta Street	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	7500	100	100	RAFSL	110 m²
508685/6		Volta Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	100	RAFSL	145 m²
508690/4		Volta Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	10000	100	100	RAFSL	145 m²
508695/2		Volta Street	Noble Park	Change of Legal Description and/or Sale of Land					260000	260000	13000	100	100	RAFSL	189 m²
200225 Frederick Wauhtar		Wahnoona Avenue	Kaysborough	Change Of Rating Category	01-Jul-2019	100000	330000	17500	100000	330000	17500 821.4	821.4	821.4	NRFL	2,199 m²
371160/22		Wallace Avenue	Dandenong	Change In Occupancy Affecting the AVPCC	01-Jul-2019	530000	530000	26500	0	0	0 100	010	010	NRNL	668 m²
508714/22M		Wallace Avenue	Dandenong	Change In Occupancy Affecting NAV					0	0	0	0	0	NRNL	668 m²
508715/22		Wallace Avenue	Dandenong	Change In Occupancy Affecting the AVPCC					190000	520000	26000	120.4	120.4	RAFSL	0 m²
507760/2A		Wallace Avenue	Dandenong	Erection/Construction Of Buildings					180000	480000	24000	120.4	120.4	RAFSL	0
512840/1A		Wankle Crescent	Dandenong	Erection/Construction Of Buildings					260000	560000	28000	120.4	120.4	RAFSL	0 m²
265225/8		Wentia Street	Dandenong North	Demolition of Improvements	01-Jul-2019	480000	580000	28000	480000	480000	24000 110.3	100	100	RAFSL	725 m²
200515/6		Wuridale Road	Springvale South	House Erected	01-Jul-2019	530000	610000	30500	530000	1030000	51500 110.3	110.2	110.2	RAFSL	988 m²
126325/14		Went Street	Springvale	Erection/Construction Of Buildings	01-Jul-2019	740000	820000	41000	0	0	0 110.3	010	010	NRNL	686 m²
508144/14M		Went Street	Springvale	Change In Occupancy Affecting NAV					0	0	0	0	0	NRNL	686 m²
508150/2/14		Watt Street	Springvale	Erection/Construction Of Buildings					180000	470000	23500	120.4	120.4	RAFSL	0 m²
508155/3/14		Watt Street	Springvale	Erection/Construction Of Buildings					175000	460000	23000	120.4	120.4	RAFSL	0 m²
508160/4/14		Watt Street	Springvale	Erection/Construction Of Buildings					215000	560000	28000	120.4	120.4	RAFSL	0 m²
508145/1/14		Watt Street	Springvale	Erection/Construction Of Buildings					190000	500000	25000	120.4	120.4	RAFSL	0 m²
325880/1/16		Webster Street	Dandenong	Arithmetical Error	01-Jul-2019	315000	315000	15750	280000	280000	14000 131	131	131	RAFSL	0 m²
325885/2/16		Webster Street	Dandenong	Arithmetical Error	01-Jul-2019	315000	315000	15750	280000	280000	14000 131	131	131	RAFSL	0 m²
7,008E+13/16		Webster Street	Dandenong	Arithmetical Error	01-Jul-2019	0	0	0	0	0	0 0.025	025	025	NRNL	712 m²
128695/202		Westall Road	Springvale	Erection/Construction Of Buildings	01-Jul-2019	540000	630000	31500	540000	1070000	53500 110.3	110.3	110.3	RAFSL	639 m²
471600 Westwood Boulevard		Westwood Boulevard	Kaysborough	Land Previously Multi Owned Now One Owner	01-Jul-2019	9000000	9000000	450000	12700000	12700000	635000 844	844	844	NRFL-S20	35,145 m²
129719/52		Whitworth Avenue	Springvale	Erection/Construction Of Buildings	01-Jul-2019	860000	730000	36500	0	0	0 110.3	010	010	NRNL	779 m²
506034/52M		Whitworth Avenue	Springvale	Change In Occupancy Affecting NAV					0	0	0	0	0	NRNL	779 m²
506035/1/52		Whitworth Avenue	Springvale	Erection/Construction Of Buildings					315000	510000	25500	120.3	120.3	RAFSL	0 m²
506040/2/52		Whitworth Avenue	Springvale	Erection/Construction Of Buildings					375000	600000	30000	120.3	120.3	RAFSL	0 m²
508315/2		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					260000	280000	13000	100	100	RAFSL	189 m²

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ORDINARY COUNCIL MEETING - AGENDA

2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

Council Report
Supplementary Valuation
SV 2020-1 - 1 July 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev APCC	New APCC	FSPL	Land Area	
508320/15		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	100000	1000	100	RAFSL	145 m²	
508325/13		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	100000	1000	100	RAFSL	145 m²	
508330/11		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	100000	1000	100	RAFSL	145 m²	
508335/9		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	75000	7500	100	RAFSL	110 m²	
508340/7		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	75000	7500	100	RAFSL	110 m²	
508345/5		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	100000	10000	100	RAFSL	145 m²	
508350/3		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	100000	10000	100	RAFSL	145 m²	
508355/1		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	130000	13000	100	RAFSL	189 m²	
508440/16		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	100000	10000	100	RAFSL	145 m²	
508445/14		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	100000	10000	100	RAFSL	145 m²	
508450/12		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	100000	10000	100	RAFSL	145 m²	
508455/10		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	75000	7500	100	RAFSL	110 m²	
508460/8		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					150000	150000	75000	7500	100	RAFSL	110 m²	
508465/6		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	100000	10000	100	RAFSL	145 m²	
508470/4		Wilkinson Street	Noble Park	Change of Legal Description and/or Sale of Land					200000	200000	100000	10000	100	RAFSL	145 m²	
371645/27		Wilma Avenue	Dandenong	Demolition of Improvements	01-Jul-2019	185000	240000	12000	0	0	0	0.131	0.10	NRNL	0 m²	
371650/1/27		Wilma Avenue	Dandenong	Demolition of Improvements	01-Jul-2019	185000	275000	13750	0	0	0	0.131	0.10	NRNL	0 m²	
371655/2/27		Wilma Avenue	Dandenong	Demolition of Improvements	01-Jul-2019	185000	275000	13750	0	0	0	0.131	0.10	NRNL	0 m²	
371660/3/27		Wilma Avenue	Dandenong	Demolition of Improvements	01-Jul-2019	185000	275000	13750	0	0	0	0.131	0.10	NRNL	0 m²	
516120/27		Wilma Avenue	Dandenong	Demolition of Improvements	01-Jul-2019	185000	275000	13750	0	0	0	0.131	0.10	NRNL	0 m²	
924E+13/27		Wilma Avenue	Dandenong	Demolition of Improvements	01-Jul-2019	0	0	0	0	730000	365000	0	0.025	0.10	NRNL	966 m²
326530/15		Wilson Street	Dandenong	Change in Occupancy Affecting NAV	01-Jul-2019	890000	890000	445000	580000	820000	410000	110.3	110.3	RAFSL	668 m²	
258275/10		Wimpole Street	Noble Park North	Erection/Construction Of Buildings	01-Jul-2019	435000	520000	280000	0	0	0	0.110.3	0.10	NRNL	658 m²	
470729/10M		Wimpole Street	Noble Park North	Change in Occupancy Affecting NAV	01-Jul-2019	0	0	0	0	0	0	0	0.025	0.10	NRNL	658 m²
470730/1/10		Wimpole Street	Noble Park North	Change in Occupancy Affecting NAV	01-Jul-2018	0	0	0	145000	290000	145000	0	120.3	RAFSL	0 m²	
470735/2/10		Wimpole Street	Noble Park North	Erection/Construction Of Buildings	01-Jul-2018	0	0	0	285000	560000	285000	0	120.4	RAFSL	0 m²	
290705/9		Woodlodge Avenue	Dandenong North	Erection/Construction Of Buildings	01-Jul-2019	440000	570000	285000	440000	700000	360000	110.3	110.3	RAFSL	538 m²	
489390/20		Woodland Avenue	Kaysborough	House Erected	01-Jul-2019	490000	490000	245000	490000	1090000	545000	100	110.2	RAFSL	448 m²	
489405/14		Woodland Avenue	Kaysborough	House Erected	01-Jul-2019	490000	490000	245000	490000	1090000	545000	100	110.2	RAFSL	448 m²	

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ORDINARY COUNCIL MEETING - AGENDA

2.4.1 Supplementary Valuation Return 2020-1 (Cont.)

Council Report
Supplementary Valuation
SV 2020-1 - 1 July 2019

Property No.	Street No.	Street	Suburb	Supp Reason	Supp Effective Date	Current SV	Current CIV	Current NAV	Pending Supp SV	Pending Supp CIV	Pending Supp NAV	Prev AVPCC	New AVPCC	FSPL	Land Area
489410 12		Woodland Avenue	Kaysborough	House Erected	01-Jul-2019	490000	490000	24500	490000	800000	40000	100	110.2	RAFSL	448 m²
489440 19		Woodland Avenue	Kaysborough	House Erected	01-Jul-2019	490000	490000	24500	490000	850000	42500	100	110.2	RAFSL	400 m²
503700 14		Yellowbox Drive	Kaysborough	House Erected	01-Jul-2019	415000	415000	20750	415000	610000	30500	100	110.2	RAFSL	417 m²
503710 3		Yellowbox Drive	Kaysborough	House Erected	01-Jul-2019	380000	380000	19000	380000	700000	35000	100	110.2	RAFSL	313 m²
						\$ 390,276,800	\$ 449,310,000	\$ 24,533,630	\$ 430,888,800	\$ 729,576,000	\$ 41,620,630				
									Total Prop Count	968					

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2.5 POLICY AND STRATEGY

2.5.1 Council Performance Report End of Year 2018-19

File Id:

Responsible Officer:

Director Corporate Services

Attachments:

Council End of Year Performance Report
2018-19

Report Summary

This report details a summary of Council's progress for the period 1 July 2018 to 30 June 2019 against performance targets outlined in the Council Plan 2017-21.

Recommendation Summary

This report recommends that Council adopts the achievements against the Council Plan Indicators for the year ending 30 June 2019.

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Background

Council adopted the new Council Plan 2017-21 on Monday 26 June 2017 and the Annual Plan 2018-19 on Tuesday 12 June 2018.

The Council Plan 2017-21 outlines the vision and objectives of the current Council over the four years of its term in office. This document guides service delivery, innovation and good governance, and provides the foundation for the corporate planning framework for all business activities. The Council Plan also guides the budget, service delivery priorities and the continuous improvement of our services.

The Council Plan 2017-21, Annual Plan 2018-19 and Annual Budget 2018-19 are made available to residents through the Customer Service Centres, libraries and on Council's website www.greaterdandenong.com

Progress against performance targets for the period 1 July 2018 to 30 June 2019 is outlined in the end of Year Performance Report which details the achievements for the Council Plan Indicators from the Council Plan 2017-21 and actions from the Annual Plan 2018-19.

Attachment 1: The Quarterly Performance Report for the period 1 July 2018 to 30 June 2019

Performance highlights against the Council Plan strategic objectives include:

A vibrant, connected and safe community

- Council delivered eight high quality events with a total of approximately 84,500 attendees.
- The new Multisport Park in Dandenong was completed. Handover is expected during Q1 2019-20.
- The total down time across the Safe City CCTV camera system was 0.5 per cent for the year.
- The 'Make Your Move' sport and recreation campaign was launched as part of 'The Big Picnic' event held in April with approximately 5,000 people visiting throughout the event.
- 4,809 adolescents were immunised as part of the National Immunisation Program for Secondary Schools.

A creative city that respects and embraces diversity

- Youth Services delivered 10 events in public spaces reaching a total of 14,975 people.
- The 2018 Home exhibition was held from 18 October until 24 November and featured works from six artists.
- The Artists in Residence program engaged with 10 artists, including two dancers but predominately visual artists.
- Council signed a Memorandum of Understanding with Disability Sport and Recreation Victoria to increase the awareness of Council programs being run which look to improve the ability for people with a disability to participate in sports.
- The Annual Children's Forum was held on 24 October with 66 children from 10 local schools attending.

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

A healthy, liveable and sustainable city

- 2,624 trees were planted and 37 street renewals undertaken.
- Year one of the Urban Tree Strategy has been successfully implemented.
- Council delivered its sixth annual Sustainability Festival on Sunday 7 April.
- The 2019 Community Clean Up Day was held on 21 March with an estimated 50 residents attending.
- Significant infrastructure and landscape improvements to Dandenong Park were delivered in accordance with the master plan including the construction of the Stan Prior stage and the supply and installation of barbeques, furniture, public lighting and picnic shelters.

A city planned for the future

- A draft Sustainable Public Lighting Strategy has been completed and will be presented to Council in the 2019-20 financial year.
- Stage two of the first half of the Springvale Project is on track with an expected completion date in March 2020.
- A review of the Dog Off Leash Strategy has been completed.
- Master plans were adopted for Parkfield Reserve, Frederick Wachter Reserve, Burden Park and Warner Reserve.
- A detailed design package for the redevelopment of the former Masonic Hall has been completed.

A diverse and growing economy

- Six food manufacturer collaborative network events were held.
- The tenth celebration of the 'Take a Swing for Charity' golf day was held in February and brought the total amount of money raised over ten years to \$400,000.
- 72 network activities were delivered including events, workshops and network group sessions.
- 15 cultural and food tours were conducted across Dandenong and Springvale.

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

An open and effective Council

- Council again received very positive results overall in the Community Satisfaction Survey for 2019 with all indicators scoring above the state average.
- Two community forums, requested by Councillors, were conducted.
- Council's social media channels grew by 13.2 per cent.

Proposal

This report proposes that Council adopts the report of achievements against performance targets outlined in the Council Plan 2017-21 for the period 1 July 2018 to 30 June 2019.

Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Outdoor Activity and Sports* – Recreation for everyone
- *Lifecycle and Social Support* – The generations supported

Place

- *Sense of Place* – One city many neighbourhoods
- *Safety in Streets and Places* – Feeling and being safe
- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

Opportunity

- *Education, Learning and Information* – Knowledge
- *Jobs and Business Opportunities* – Prosperous and affordable
- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by the Council* – The leading Council

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Council Plan 2017-21

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

Place

- A healthy, liveable and sustainable city
- A city planned for the future

Opportunity

- A diverse and growing economy
- An open and effective Council

Related Council Policies

This report is in accordance with Council's policy of providing regular information and feedback to Council.

Victorian Charter of Human Rights and Responsibilities

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this report and are consistent with the standards set by the Charter.

Financial Implications

There are no financial implications associated with this report.

Consultation

The Chief Executive Officer, Directors and all business unit managers were consulted in the preparation of this report.

Conclusion

Greater Dandenong City Council provides a performance report against organisational objectives on a quarterly basis. The reporting procedures and systems in place provide Councillors and the community with the opportunity to monitor progress against Council Plan indicators. This ensures that all resources are managed effectively and accountably.

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Recommendation

That Council adopts the progress report against performance targets outlined in the Council Plan 2017-21 for the period 1 July 2018 to 30 June 2019.

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

POLICY AND STRATEGY

COUNCIL PERFORMANCE REPORT END OF YEAR 2018-19

ATTACHMENT 1

**COUNCIL END OF YEAR PERFORMANCE
REPORT 2018-19**

PAGES 47 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

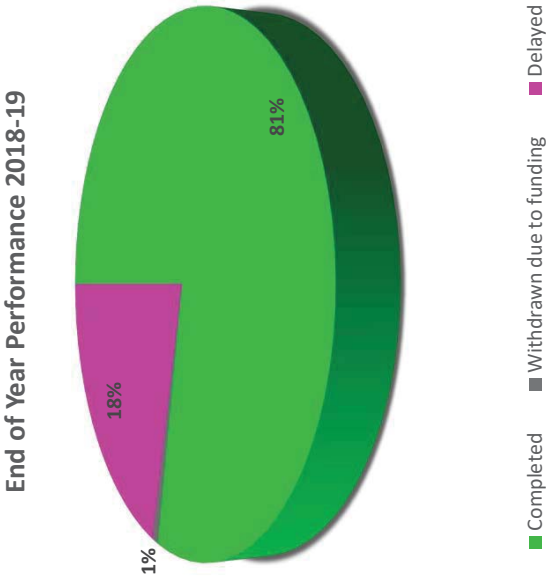
2.5.1 Council Performance Report End of Year 2018-19 (Cont.)



Council Plan 2017-21

*End of Financial Year 2018-19
Performance Report*

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)



ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Strategic Objective 1: A vibrant, connected and safe community
A city with high community participation

Action	2018-19 End of Year Summary	Status
Deliver three initiatives to enhance and strengthen education and employment outcomes for young people in Greater Dandenong, including actions from the Mayoral Youth Employment Taskforce (MYET) Action Plan	Key initiatives delivered in the 2018-19 year include Work Inspirations, Accelerate job fair, Kitchen Challenge and volunteering initiatives including the Make Your Mark expo and Impact volunteering program. Total contacts = 294. Youth and Family Services also delivered a presentation to the National Commission into Youth Employment and Transitions, presenting the key themes to emerge from the MYET Action Plan.	
Create and promote two opportunities for young people to participate in physical activity, including a focus on addressing barriers to young women's participation	The Young Women's Gala Day and the 'Make your Move' launch were held on 21 June and 14 April 2019 respectively. The Young Women's Gala had over 150 local Year 9 female students participating in a range of sports including AFL, Netball, Bowls, Yoga and Meditation and a Circuit/Adrenaline class. The 'Make your Move' launch was a great success with around 5,000 people visiting the event throughout the day.	
Develop a brand and marketing strategy to increase awareness and information about the range of available sport and recreation programs, services and facilities	The brand and marketing campaign has been established and the first phase is to create awareness and visibility of the campaign across the municipality. This is being achieved via social media activity and event activation.	
Develop a Sport and Recreation Women's Program to assist female participation	A Women's Gala Day was held on 21 June, showcasing an array of local sports to local Year 9 female students. Local cricketer Dinasha Wimalasiri has been engaged as a community ambassador for the 'Make your Move' campaign. Council and YMCA partnered up to promote free passes to all YMCA centres, encouraging female participation in various classes and activities as part of the Active April month. The LiveLifeGetActive program continues to thrive with an average of 20 female participants attending the Monday through to Friday classes.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Develop and deliver eight festivals and events across the city that are accessible and inclusive, financially and environmentally sustainable, and contribute to the creativity and vibrancy of Greater Dandenong	Council delivered eight high quality events that enhanced the creativity and vibrancy of the city and celebrated the many cultures. Each event enabled people of all abilities to participate, offered free and low cost entertainment, and were Waste Wise events. A total of 84,500 people were engaged across the eight events.	
Investigate the gaps and demand for alternative sporting opportunities in the City of Greater Dandenong	As part of the Sport & Active Recreation Strategy the consultation of all sport and active recreation groups has concluded. Reviewing and reporting on the data received has commenced and the results of the investigation will be shown in the final strategy.	
Undertake a Sport Participation Survey to provide up to date information on sport and recreation trends and activity	This survey has been completed and the data reviewed and analysed. A report has been prepared as part of the Make your Move Strategic Plan Discussion Paper.	
Undertake a joint project with Development Victoria to assist in the development of a new site for Pop Up Park	The new Multisport Park, located at the intersection of Cadle and Walker streets, has been completed, with the official opening of the facility taking place in July 2019. Development Victoria is looking to assign maintenance and activation/booking for the facility to Council under a five-year Licence and Management Agreement, however this will not be enacted until a number of construction issues are rectified. It is foreshadowed that handover will occur in Q1 2019-20.	
Continue to participate in the state and federally represented school based community hubs Strategic Advisory Group and the local Greater Dandenong Community Hubs in Schools Strategic Group	Council officers attended both the local Community Hubs in Schools Executive meetings and National Community Hubs in School Victorian branch meetings on six occasions.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

A safe community

Action	2018-19 End of Year Summary	Status
Complete and pass an audit of the Municipal Emergency Management Plan	This audit was passed in 2018.	
Implement the Domestic Animal Management Plan (DAMP) 2017-20	Of the 35 actions contained in year two of the DAMP, 8 have not been finalised though most of those have either commenced or are close to being finalised. Resourcing in the Animal management team has had a considerable impact. A new Ranger in the 2019-20 year will enable the team to be more proactive.	
Maintain the Safe City CCTV system in accordance with specified performance standards	The total down time across the Safe City CCTV camera system this quarter was 2 per cent, averaging 0.5 per cent over the year.	
Maintain eSmart Libraries accreditation to equip libraries and connect communities with the skills needed for smart, safe and responsible use of technology	Esma accreditation has been maintained through esmart messages incorporated into community and digital programs, staff and community training, library displays, sharing of esmart information online and renewal of Alannah and Madeline membership.	
Assist Victoria Police with targeted enforcement of speeding and hoorn behaviour, through ongoing liaison and data provision	Officers continue to be involved in local and regional road safety committees and forums with Victoria Police to discuss and assist with road safety issues. These include the Greater Dandenong Local Road Safety Committee, RoadSafe South East and the Southern Metro Area 3 Road Policing Forums.	
In association with RoadSafe South East, continue to advocate for and promote the implementation of programs that address road laws and highlight the impact that alcohol and drugs (legal and illegal), fatigue, speed, hoorn behavior and distractions have on driving abilities	RoadSafe South East delivered programs throughout the region in line with funding provision.	
In association with RoadSafe South East, continue to advocate for and promote the implementation of Road Safety for New Arrivals programs within the region	The Victorian Government provided no funding for this program in 2018-19 for use by RoadSafe or Council. The program is currently being delivered by St Anthony's Public School.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Provide ongoing funds via Council's Local Area Traffic Management (LATM) prioritization program for road safety treatments to address priority locations where the greatest road safety risks are identified	The 2018-19 projects have been completed with projects matched for funding by the Victorian Government. LATM projects completed include: • Gladstone Road • Carlton Road • Jones Road • Loch Road and Cheam Street intersection Designs for 2019-20 projects are underway.	
Host the 2018 Walk Against Family Violence	The 2018 event was held on 20 November 2018. Planning is well underway for this year's event and speakers have been confirmed.	
Support and participate in regional activities aimed at the primary prevention of violence against women	Council received a \$75,000 grant from the Victorian State Government as part of the Free from Violence Local Government Grants program. The project seeks to build a culture of gender equity in Council and the community through the implementation of its Preventing Family Violence/Gender Equity Action Plan. As part of the project, Council has organised training for four culturally and linguistically diverse community groups and two sporting clubs on primary prevention of family violence and violence against women, bystander action and gender equity. Council also prepared to undertake a gender audit of its policies and processes. The project will finish in December 2019. Council also partnered with Women's Health in the South East (WHISE) to organise a Preventing Family Violence Community Forum which brought together the primary prevention practitioners across the South Eastern region to showcase successes, learn from peers and map regional efforts.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

A well informed and connected community with improved health and wellbeing

Action	2018-19 End of Year Summary	Status
Work with the Alliance for Gambling Reform and engage community groups and residents to advocate for gambling reform	The Alliance for Gambling Reform has been assisted by Council with processing and interpretation of data to support its media campaigns and is now available on its website. Council has also adjusted and amplified Alliance messaging through social media to local residents. A 'Guide to Gaming Applications' was prepared and widely promoted to assist Council's Alliance partners in responding to Electronic Gaming Machine (EGM) applications. Information about gaming losses and other measures, a report on gambling issues and other resources were updated on Council and Alliance websites and distributed to Victorian Councils. In response to an application for additional EGMs by Players' Hotel, Council opposed the application by written submission and oral testimony at a VCGLR hearing.	
In conjunction with Monash Health work with clubs to ensure the provision of healthy club environments through the implementation of programs such as the responsible service of alcohol, healthy eating and the promotion of smoke free environments	In partnership with Monash Health, Council is currently working through the pilot phase of the 'Healthy Sports Club' program with Springvale Little Athletics Club and the Victorian Masters Athletics Club. Both clubs are focusing on the healthy eating sector over the next 12 months. Additional components to the program are currently being developed and it is anticipated that the program will go 'live' in 2020 with all the components tried and tested by this time.	
Maintain food safety - inspect all registered food premises annually and report outcomes	A total of 1,426 annual inspections were conducted at the 1,408 food premises registered within the municipality.	
Maintain food safety and public health standards - interact with other local authorities, Environmental Health Professionals Australia (EHPA), Municipal Association of Victoria (MAV) and State Government departments	The Public Health Unit continued to work closely with key stakeholders including the Department of Health and Human Services and neighbouring councils in managing public health risks.	
Monitor adolescent immunisation rates and report on the number of adolescents immunized according to the National Immunisation Program (NIP) Secondary School Program	4,809 adolescents were immunised during 2018-19 according to the scheduled vaccines on the National Immunisation Program (NIP) Secondary School Program.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Monitor childhood immunisation rates and report on the number of children under 10 years of age immunised according to the NIP	3,233 children aged six months to 19 years were immunised at a City of Greater Dandenong community immunisation session during 2018-19 according to the National Immunisation Program (excluding the Victorian Secondary School Vaccination Program).	
Provide aged and disability assessment services as part of the Regional Assessment Service (RAS)	1,495 over 65 assessments were completed and 160 under 65 assessments for 2018-19. 100 per cent of clients were assessed within KPI timeframes. Additionally, 1,148 service plan reviews have been completed. Council has now received advice that the Commonwealth Government is planning to combine the two existing aged care assessment services - the Regional Assessment Services (RAS) and Aged Care Assessment Services (ACAS) - into one streamlined assessment service from July 2020. This will have significant implications for Council's RAS Program post July 2020.	
Provide home care, personal care and respite care services	The level of service delivery for Council's Commonwealth Home Support Program (CHSP) for clients over the age of 65 has remained relatively stable over the year with slight increases in respite and social support and slight decreases in Food Services. The Commonwealth requires a strong focus on providing integrated in-home support services that promote wellness and reablement through developing greater client independence and social connection where possible. Approximately 50 per cent of Council's HACC-PYP clients who are under the age of 65 have now transitioned to the NDIS. This has impacted negatively on our service delivery particularly in respite and home maintenance. During 2019-20 Council will be working with the State Government and the MAV on identifying the service gaps for clients under 65 not eligible for the NDIS so that the HACC-PYP program can better meet their needs into the future.	
Provide planned activity groups and meals on wheels services	121 clients over 65 attended Planned Activity Groups. 321 clients over 65 and four clients under 65 utilised the Community Transport Service. 372 clients over 65 and 41 clients under 65 received Meals on Wheels.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*Enhanced partnerships with agencies and stakeholder groups to deliver quality services*

Action	2018-19 End of Year Summary	Status
In consultation with key stakeholders, develop options for Council's consideration to respond to the Commonwealth Aged Care Reform Agenda and National Disability Insurance Scheme (NDIS)	Council now has certainty that they will be contracted to deliver CHSP services until June 2022. The extension to our existing contract allows the Commonwealth time to consider the recommendations of the Aged Care Royal Commission before implementing the next stages of the Aged care Reform Agenda. Council will therefore delay the development of an Options Paper until more is known on what is likely to be the Commonwealth's revised position on Aged Care. In the meantime Council will continue to work to analyse and advocate to the Commonwealth on any identified concerns on behalf of our residents. The NDIS transition has also been delayed and there has now been a Royal Commission announced into Disability Services including the NDIS. Council will work with key stakeholders to analyse the ramifications of this Royal Commission and how this may impact on the redevelopment of the HACC-PYP program for clients not eligible for the NDIS.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Strategic Objective 2: A creative city that respects and embraces its diversity
A city well known for working together with its community

Action	2018-19 End of Year Summary	Status
Implement year two actions of the Disability Action Plan 2017-23	The short-term actions of the Disability Action Plan 2017-23 continue to be implemented in consultation with the Disability Advisory Committee and internal and external stakeholders. Key achievements include the increased opportunities and awareness around employment of people with a disability, increased accessibility and provision of activities for a diverse range of disabilities at Council events and infrastructure improvements across the municipality.	
Implement year two actions of the Positive Ageing Strategy 2017-25	The Positive Ageing Advisory Committee has continued to raise concerns on behalf of older people and advise Council of potential strategies to address these. The Positive Ageing Advisory Committee has influenced Council strategies by providing input into various consultations with focus on issues for older people. The committee has also provided significant input into the implementation of the actions within the Positive Ageing Strategy 2017-25 on the issues of access to My Aged Care, social connections and information access.	
Investigate the opportunity and content to encourage participation and promote opportunities for disability sports within CGD	Council recently signed a Memorandum of Understanding (MOU) with Disability Sport and Recreation Victoria (DSR) which will enable Council to increase awareness across Victoria about the programs being run which foster relationships with those in this sector. This will lead to increasing participation and opportunities for people with a disability who wish to play sports. In partnership with DSR and YMCA, the Wheelchair Sports expo day is scheduled for 13 July 2019. An event celebrating International Disability day at the Noble Park Aquatic Centre on 2 December is planned along with the creation of opportunities at the new Pop up Park precinct for local user groups such as the Doveton Special Soccer Club.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*A harmonious community that celebrates diversity*

Action	2018-19 End of Year Summary	Status
Deliver 10 youth activities in public spaces that promote pro-social behavior and build a sense of community belonging	Youth Services delivered 10 events in public spaces, reaching a total of 14,975 contacts (an average of 1,498 per event). In addition, staff proactively engaged with young people in public spaces including the Dandenong Library, Harmony Square and Noble Park Skate Park with a total of 918 contacts.	
Advocate for and assist people seeking asylum and refugees living in the community by implementing the actions of the Greater Dandenong People Seeking Asylum and Refugees Action Plan 2018-21	The City of Greater Dandenong's leadership led to a number of advocacy related outcomes in 2018-19 for people seeking asylum and refugees. These included: the creation of the 'Back Your Neighbour' advocacy campaign which saw steady growth in the numbers of individuals and organisations sign up to the campaign; coordinated social media profiling and advocacy at the Australian Local Government Association (ALGA) annual meeting in Canberra; and numerous interactions with both State and Federal MPs to highlight the human, social and economic impacts of Status Resolution Support Services (SRSS) cuts. Council also contributed significant financial and personnel resources to coordinate local food and material aid related responses and to administer the Action Plan.	
Deliver the Home exhibition and program that features artists from refugee backgrounds including people seeking asylum	The 2018 Home exhibition was held from 18 October until 24 November and featured works by six artists from asylum seeker and refugee backgrounds.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Implement actions from the Reconciliation Action Plan through engagement with the Dandenong and District Aborigines Cooperative and other key Aboriginal led organisations	A midpoint review of the Reconciliation Action Plan (RAP) was conducted and a decision endorsed by the Working Group to extend Year One of the action plan by a further six months to conclude 30 June 2019. This extension was approved by Reconciliation Australia and allows for future reporting periods of the RAP to align with the financial year reporting cycle of Council. Year Two of the RAP will run from 1 July 2019 to 30 June 2020. A review of the RAP action items was conducted with some actions being consolidated to enable reporting to be more outcome focused. Progress on the RAP is progressing well with the majority of actions being completed or commenced. Engagement with the key Aboriginal agencies in the region, including the Dandenong and Districts Aborigines Cooperative, has been a key component of Council's RAP implementation.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*Increased participation in creative and cultural activities*

Action	2018-19 End of Year Summary	Status
Provide 10 opportunities for artists from a range of art forms through the annual artists in residency program	The Artists in Residence program engaged with 10 artists throughout 2018-19. The artists were predominantly visual artists but two dancers were also part of the program. Three of the Artists in Residence delivered into the Suburban Studios program and another artist created work to be included in the Cultural Threads festival.	
Provide 20 community arts opportunities for artists, residents and businesses through performance, exhibitions and programs	A review of the year identifies exhibitions, performances, and artist engagement events across the City of Greater Dandenong. Highlights include: • Three Artist in Residence programs delivered onsite with community partners at Dandenong High School, Noble Park Primary School and Springvale Neighbourhood House. • Four performances by Fusion Theatre developed in partnership with external artists engaged by CGD. • Seven school tours of Heritage Hill for more than 450 students to introduce visual arts, heritage and sustainability. Walker Street Gallery hosted 15 exhibitions, 8 of which featured local artists.	
Host the 2018 Children's Forum	The Annual Children's Forum was held on 24 October. 66 primary school children from 10 local schools attended the activities held at Springvale Town Hall and one at Fotheringham Reserve. 40 children also participated in an early years event at Springvale Service For Children.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Strategic Objective 3: A healthy, liveable and sustainable city
A city that delivers a clean and healthy environment for people to enjoy

Action	2018-19 End of Year Summary	Status
Develop and deliver a 2018-19 Waste Education Program	The 2018-19 Waste Education Plan was developed and implemented. Highlights from the 24 key activity areas of the Plan include: - Delivery of 78 sessions to Early Learning Centres, reaching 1,634 students & 27 sessions to primary and secondary schools, reaching 769 students - Delivery of 30 sessions to the CALD and migrant communities, reaching 688 students - The A-Z guide in Waste Services updated on Council's website as part of ongoing website upgrade works.	
Undertake the annual Sustainability Festival and Awards	Council delivered its sixth annual Sustainability Festival on Sunday 7 April 2019 at the Dandenong Market. This event included the launch of Council's 5th annual Sustainability Awards which included revised entry categories and a revised entry period concluding on 28 June 2019. The presentation of the Winners and Finalists of the Sustainability Awards will take place on 21 October 2019. A review of the Sustainability Festival and Awards will be completed in Q1 of 2019-20.	
Investigate, in conjunction with the Metropolitan Waste and Resource Recovery Group, and report on alternate waste treatments to increase resource recovery and remove the reliance on landfill	Council agreed to support the continued participation in procuring Alternate Waste Treatments as an alternative to landfill. The report included a Business Case for the South-East of Melbourne detailing all considerations associated with a move to alternate waste treatments.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Undertake a review of the household waste bin packages to understand whether there are any potential incentives to assist in the reduction of waste by households	A review of the waste charge was undertaken as a part of Council's budgetary process. Any significant changes to the pricing structure were considered inappropriate until there is a clear position on the introduction of food into the household garden organics bin (FOGO). An investigation into FOGO, including an analysis on the cost, risks and benefits will be considered by Council in time for the 2019-20 budget process when the Waste charges will be considered.	
Implement actions from the Green Wedge Management Plan: - Complete the Planning Scheme Amendment for the VPO - Advocate to Melbourne Water to undertake monitoring of creeks and waterways, and for the identification of locations for water course gauging stations	Council resolved to adopt the VPO Panel Report and refer the planning scheme amendment to the Minister of Planning for approval, which was actioned by Council officers. Since forwarding the PSA for approval Council officers have been advised by DELWP officers that the PSA is awaiting the Minister for Planning's approval and the subsequent gazettal. No timeframe has been provided by DELWP on these steps. Officers continue to be in contact with, and advocate to Melbourne Water regarding creeks and waterways.	
Implement year one of the Urban Tree Strategy 2018-23	Year one of the Urban Tree Strategy has been successfully implemented. The 10-year planting program is underway with 37 street renewals undertaken and 2,624 trees planted. A grant was received through the Department of Environment, Land Water and Planning which led to additional planting along the Dandenong Creek corridor. Inappropriate trees have been removed in line with the planting plan, and a variety of guidelines have been developed and are now in use. Planting days and other educational activities were also undertaken.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Monitor materials recycling and green waste processing sites across the municipality	CGD has not had any catastrophic fires within materials recycling facilities. Auditing has resulted in sites engaging specialist environmental auditors and liaising with Council seeking to amend site plans and the review of Environmental Management Plans which form part of the Use approvals. The focus of audits is within the Ordish Road and Thomas Murrell Crescent materials recycling hub. Ongoing audits will ensure a high level of duty holder compliance and awareness of operational risk factors. Joint CGD & EPA inspections will continue as it is now readily acknowledged that large materials recyclers are high risk land uses.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*A city that prepares for climate change*

Action	2018-19 End of Year Summary	Status
Complete background reports and prepare a draft Climate Change Strategy	Council has appointed consultants to assist in the development of a Climate Change Strategy. Since their appointment, Council officers have completed work on the development of four background reports. These background reports, in conjunction with the initial public consultation outcomes, will be used to inform the development of the draft Climate Change Strategy.	
Publish the annual report on the Sustainability Strategy	The 2017-18 Annual Sustainability report has been approved and published by Council. The 2018-19 version of the Annual Sustainability Report is currently being developed.	
Work regionally with South East Councils Climate Change Alliance (SECCCA) and the Council Alliance for a Sustainable Built Environment (CASBE) to implement various sustainability projects and initiatives	Council has worked closely with both CASBE and SECCCA over the last 12 months to support the City of Greater Dandenong to meet its Council Plan objectives. This work included: • The development of an ESD Local Planning Policy (Clause 22.06) with CASBE, which was gazetted by the Minister for Planning in October 2018 • Work with SECCCA on a range of key strategic actions, including support in the development of a Business Plan and Financial Strategy. The Business Plan and Strategy will help inform SECCCA's short and long-term strategic actions and operations.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*A network of quality parks, reserves and sportsgrounds*

Action	2018-19 End of Year Summary	Status
Implement walking and cycling programs while improving online access to walking and cycle paths/trails	GIS mapping components have been completed and are now available for residents to access via the online map on the CGD website. Additional Cycling and Walking information is also available on the Sport and Recreation section of the website. In partnership with the Heart Foundation, Council promoted the FREE program 'Heart Foundation Walking' to encourage residents to join a local walking group in their suburb. This was not well attended by the community despite promotion in local community and shopping centres, libraries, Council offices and social media posts. Council will continue to work with local community groups and the Heart Foundation to develop various walking activities available for residents. Officers continue to work with Cycling Victoria on the development of suitable Cycling programs in GGD.	
Undertake Dandenong Park improvements	This project has delivered significant infrastructure and landscape improvements to Dandenong Park in accordance with the Council adopted Dandenong Park Master plan. The 2018-19 works program has seen the construction of a range of new elements including the following: - Construction of the "Stan Prior Stage" and surrounding area which includes feature lighting, brass inlays and other interpretive signage in recognition and celebration of Stan Prior. - Supply and installation of barbeques, furniture, feature pavements, picnic shelters, new access pathways, public lighting, landscaping and various other elements. - Construction of a hard paved and fenced multi-purpose sport playing area with various line marking to facilitate a range of sporting activities.	

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

<i>A range of quality streetscapes and public places that build pride</i>		
Action	2018-19 End of Year Summary	Status
Deliver Graffiti Clean Up Day	The 2019 annual Community Clean Up Day event was held on 21 March in Keysborough with an estimated 50 residents attending.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*Infrastructure that supports people and business*

Action	2018-19 End of Year Summary	Status
Advocate to external organisations such as VicRoads and neighbouring municipalities to reduce the barriers to cycling	Interested Councillors have been updated with regards to the Djerring Trail Advocacy underway. Council officers have been working with VicRoads on their Strategic Cycling Corridors. This should present the opportunity for further advocacy and funding.	
Complete the review of the feasibility of a Community Environment Centre	Council officers completed a review on the feasibility of establishing a Community Environment Centre. A feasibility study was developed which included a range of options that a Community Environment Centre may take including permanent, non-permanent and versatile forms. The feasibility study included a range of recommendations that were presented to Council in October 2018 for consideration. The development of a concept design of the preferred Community Environment Centre in line with the outcomes of the feasibility report and Councillor engagement will commence in 2019-20.	
Consider parking when assessing planning applications through the Greater Dandenong Planning Scheme	Council's Transport department provided referral comments to the Statutory Planning team relating to approximately 400 referrals within the financial year.	
Deliver Council's Capital Works Program	The CIP capital works program has been completed successfully noting that there are several multi-year projects within the program.	
Implement active transport infrastructure, including paths, cycle lanes and cycle parking to encourage and support walking and cycling activities	The full 2018-19 program will be completed as soon as Stage 1 of Hammond Road, currently in progress, is constructed. The same contractor for economy of scale will deliver Stage 2 (part of the 2019-20 program) as a seamless continuation of Stage 1.	
Review the Asset Management Policy	This policy has been reviewed and minor changes have been made. This policy will be presented to Council by officers in Q1 of 2019-20.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Undertake the major stormwater renewal projects program	The three stages of major drainage upgrade work within Catchment 11 have been completed. 2019-20 planned works have been brought forward as the first three stages have been completed ahead of schedule. Design for the next major package of upgrade work, Catchment 9 and 16, is well underway and will continue into the new financial year. Elonera Road Stage 2 has been delayed due to tender pricing well in excess of the budget. Designs have been refined and this project has gone back out to tenderers for pricing.	
Undertake the road resurfacing program	The road resurfacing program was completed as programmed.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Strategic Objective 4: A city planned for the future
An adequate supply of residential, commercial and industrial development

Action	2018-19 End of Year Summary	Status
Commence the Dandenong South National Employment and Innovation Cluster Structure Plan in conjunction with the Victorian Planning Authority	This project has not commenced, as the lead agency, VPA, are yet to commence working on this.	
Review the Municipal Strategic Statement	A timeframe for the commencement of this project will be formalised when DELWP advise officers on the department's timetable to introduce changes brought out by PSA VC148 into the Greater Dandenong Planning Scheme (GDPS). In the interim Council officers are finalising an internal review and consultation on the existing Municipal Strategic Statement. It is anticipated that this project will not commence before the end of 2019.	
Undertake a desktop review of the Heritage Study 1999 for possible submission to the Victorian Heritage Register	This item was completed in the third quarter. Council officers have undertaken a desktop review of the Heritage Study 1999 and identified five properties that were suggested for possible nomination to the Victorian Heritage Register. Of the five properties, Council's Heritage Consultant has written submissions for four and these have been submitted with application requests for registration on the Victorian Heritage Register. To date Council has had no feedback from the submission. The fifth property, Sandown Racecourse, was nominated by the owner, the Melbourne Racing Club (MRC), in August 2018. The MRC submission was accepted and has been publicly exhibited for comments pending Victorian Heritage Council consideration for addition to the VHR.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*Assets planned to meet future community needs*

Action	2018-19 End of Year Summary	Status
Develop a Multi Modal Transport Infrastructure Plan for the Dandenong Activity Centre	Feedback from VicRoads on the Movement & Place Framework categorisation, undertaken for the Dandenong South Multi Modal Transport Infrastructure Plan, will inform its application to the Springvale and Dandenong Activity Centre Plans.	
Develop a Public Transport Advocacy Statement	Final comments are being prepared and will be provided to the consultant to finalise a draft Statement report. The Statement is intended to be launched in the first quarter of 2019-20.	
Develop a Public Lighting Strategy	The draft Sustainable Public Lighting Strategy has been completed and will be presented to Council in 2019-20.	
Deliver the first half of the stage two Springvale Community Precinct project	Stage two is the major component of the Springvale Project consisting of the construction of a new Library and Community Hub, landscaping and infrastructure. Most of the project is on track to be delivered by the end of March 2020, whilst the existing library and customer service building are planned to be demolished around April 2020. The entire project is on track to be completed by August 2020.	
Finalise acquisition of land for the Keysborough South Community Hub and undertake detailed design works for the facility	Council is currently investigating a number of options in relation to the purchase of an appropriate site and will provide this information to the community when a site is confirmed. Council has developed concept design plans for the community hub and will commence detailed plans and consultation once a site is confirmed.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Review and implement the Municipal Early Years Infrastructure Plan	The Municipal Early Years Infrastructure Plan (MEYIP) is in progress. The State Government announcement for funding of three-year old kindergarten from 2020 will impact on the current MEYIP and will continue to be reviewed in the new financial year. The rollout for three year old kindergarten will start to occur from 2022 in Greater Dandenong. Council opened a new early years facility at Yarraman Oaks Primary School Noble Park in January 2019. Council renegotiated a lease of land to keep the kindergarten on site at Dandenong South Primary School.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*Increased sustainability of residential, commercial, industrial and Council developments*

Action	2018-19 End of Year Summary	Status
Complete the planning scheme amendment for the Environmentally Sustainable Design local policy	Council undertook a planning scheme amendment for the proposed Local ESD Policy (Amendment C201). In October 2018, The Minister for Planning gazetted the Local Environmentally Sustainable Development Policy for the City of Greater Dandenong. The policy has been administered as Clause 22.06 in the Greater Dandenong Planning Scheme since 1 November 2018.	
Develop a policy for the implementation of infill development cost recoveries for impact on existing infrastructure assets	Preliminary work has been completed to understand the opportunities and scope to introduce a policy of this nature. Legal advice has been received that suggests a number of options to consider to enact this policy. Further work is required to finalise the proposed position once consultation with other LGAs has been completed.	
Meet with social housing providers to investigate and facilitate local opportunities	Discussions with multiple social housing providers have been ongoing, with one provider showing renewed interest in a site in central Dandenong. The Activity Centres Revitalisation team has met with Council's new Housing and Homelessness Officer to discuss the provision of housing options for that sector. Work will continue to progress social housing provision, including the incorporation of a social/disability housing component within future medium or high-density residential developments within the municipality.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*Quality public open space provided across the city*

Action	2018-19 End of Year Summary	Status
Complete background reports and prepare a draft revised Open Space Strategy	The Discussion Paper is completed and is currently out for public comment. A presentation on the results of the public comment received will be made to Council in the second quarter of the 2019-20 Financial Year. The Discussion Paper, inclusive of comments, will be used for the preparation of the draft revised Open Space Strategy.	
Complete the review of the Dog Off-leash Strategy and select early actions for implementation	The review of the existing Dog Off Leash Strategy has been completed. The draft Strategy will include a proposed action plan which will identify early actions for implementation. Briefings to the Executive Team and Councillors will occur in August 2019 to present the draft Dog Off Leash Strategy and Action Plan. The proposed actions will be subject to future CIP bids being approved.	
Develop and implement master plans for Burden Park, Frederick Wachter, Warner and Parkfield Reserves	In 2018-19 the four park master plans: Parkfield Reserve, Noble Park, Frederick Wachter Reserve, Keysborough, Burden Park, Springvale South and Warner Reserve, Springvale were all adopted by Council. Implementation of the stage one project works for each of the park master plans' actions commenced after their adoption in accordance with the capital works funded for 2018-19.	
Implement the existing Open Space Strategy to improve the quality of parks, reserves and playgrounds	The review of the existing Open Space Strategy continued with the completion of the community consultation on the Discussion Paper. These outcomes will inform the preparation of the revised draft Open Space Strategy in 2019-20. A priority of this revised strategy is reviewing the provision, access, and gaps and measuring the quality of open space across the municipality. The implementation of the existing Open Space Strategy has seen the completion of the playground upgrade projects as per the Action Plan, and in association with these playgrounds, landscape and park facility improvement plans completed for these local and neighbourhood parks. The implementation of the district park master plans has also seen major park improvements occur at Dandenong Park, Parkfield Reserve and Tattersson Park.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Implement the master plan for Dandenong Park	In accordance with the master plan 2018-19 saw a major transformation of Dandenong Park's north area precinct. These major works which included the completion of the new toilet block, the adjoining new picnic and bbq area, the Stan Prior stage, multi purpose court, activity area and landscaping will provide significant new facilities for the community to enjoy. The commencement of the design for stage three will continue to implement the park improvements in the north area precinct in 2019-20.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*Revitalised activity centres*

Action	2018-19 End of Year Summary	Status
Commence the redevelopment of the Masonic Hall Art Gallery	The detailed design package for the redevelopment of the former Masonic Hall for the purposes of the Dandenong Gallery of Art has been completed, and stage one funding secured in the 2019-20 Annual Budget. The tender process for appointment of a construction team will commence in Q1 2019-20.	
Implement staged delivery of the Springvale Boulevard project	Achievements for this year include Ministerial approval for a permanent 40 km/hr limit, completion of stage one tender documentation and 70 per cent completion of stage two tender documentation. Progress has been slower than anticipated due to approval timeframes and requirements of external agencies. Construction is expected to commence early 2020 following a new tender process for stages one and two combined. Community project updates are underway and will be completed during Q1 of 2019-20.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Implement the Indian Cultural Precinct Framework	- Branding / shop front improvements delivered painted shop fronts and business identification signage to 18 shops. - Precinct bulletins were regularly distributed to stakeholders and improvements made to the website - A mural celebrating the Sikh Games and seven art poles decorated by Indian and subcontinent artists were completed - Arterial road signage providing more specific directional signage into the local street network was installed - The Indian Cultural Precinct Framework received recognition and was nominated for an Australian Institute of Landscape Architecture award in the Community Connections category - Extensive radio, press and social media coverage was achieved for street art projects in the precinct - The Indian Taskforce met every two months and renewed its terms of reference until December 2020 - A consultant brief to develop a Marketing Strategy was drafted - RMIT Landscape Design students produced high level design propositions for the precinct which were exhibited on the Harmony Square urban screen	
Monitor the 10 year infrastructure plan for the Activity Centres	This program is on track with the exception of the Springvale Boulevard and Springvale laneway projects. It is hoped that the Springvale Laneway project may proceed to detailed design pending a Quantity Surveyor report's findings. The Springvale Boulevard project is proposed to be expanded to put stages one and two to tender, with the aim that the project will be of a scale to attract Tier one construction contractors.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Monitor, implement and promote Activity Centre parking changes	As a result of Council's resolution at the April 2019 meeting regarding a response to NOM 62, several changes to the on street parking have been implemented. Parking in Lonsdale Street, between Clow and Foster Streets, is now free of charge for a trial period but time restrictions still apply. Research was conducted on existing conditions prior to the changes being introduced, and regular monitoring will be conducted during the trial. The changes were promoted prior to the implementation of the trial.	
Progress options to redevelop the Warwick Avenue Precinct	This project has been delayed as the potential sale of the southern car park is not supported at this point in time, however a feasibility analysis on a range of development options is being pursued for the primary car park site.	
Undertake phase two of the Revitalising Central Dandenong project	Whilst the Team 11 bid was unsuccessful, further opportunities associated with Revitalising Central Dandenong phase two are being investigated. The implications that may flow as a result of the Webster Street grade separation project are as yet unknown as a preferred option has not been released to date.	
Undertake the Afghan Bazaar cultural precinct stage three B streetscape	The removal of overhead power lines and their relocation underground including new lighting was completed. Installation of new traffic signals at the intersection of Thomas Street and Scott Street was completed in late April. A package of civil works was advertised and awarded in June, completion is expected by late 2019.	
Undertake the Walker Street streetscape stage two construction	Stage two of the Walker Street streetscape renewal was mostly completed incorporating paving, lighting, rejuvenation of bespoke bollards, conduits for smart technologies and water connections to support moveable planter boxes.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Complete the Planning Scheme Amendment for the Springvale Activity Centre Structure Plan	Council officers have prepared Planning Scheme Amendment C203 documentation which was submitted to the Department of Environment, Land, Water and Planning (DELWP) on 12 September 2018 seeking ministerial authorisation. Authorisation of the PSA was received in May 2019 however conditions of the authorisation required a rewrite of the documents under the guidance of DELWP and this process of review continues. The documentation must be to the satisfaction of DELWP officers before proceeding with the exhibition and referral stage of Planning Scheme Amendment C203.	
Complete the review of the Noble Park Activity Centre Structure Plan	A comprehensive review of the existing Noble Park Structure Plan was undertaken and presented to Councilors. This will now inform the development of a new Structure Plan in 2019-20.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Strategic Objective 5: A diverse and growing economy
A city that is connected to the global economy

Action	2018-19 End of Year Summary	Status
Deliver activities that provide exposure and knowledge of global trends and encourage internationalisation	Activities throughout the year have provided a diverse range of 'good practice' business presentations and site visits that have provided exposure and awareness of global trends and the benefits of internationalisation. Addressing topics that have included global trends in both technology and economies; eg 'smart' manufacturing; Industry 4.0; China Manufacturing Strategy 2025 and how digitalisation can enhance competitive advantage, SEBN has complemented these with international speakers and site visits. The 'Netherlands as a European base' delegation in May was a highlight.	
Promote grant, trade mission, and business development programs and facilitate local business participation	This is an ongoing task that is achieved through promotion in Council's quarterly Talking Business magazine (both soft & hard copies), LinkedIn account, one-on-one dialogues with businesses and through other mediums such as SEBN when opportunities become available.	
Support the Future of Manufacturing program and the development of the Manufacturing Connectivity Centre	Operating for some three years now, the Future of Manufacturing (FoM) leadership group is strong and continues to develop its collaborative activities as it evolves with a number of participants working with each other. Many within the group have acknowledged that participation has enabled them to take their leadership skills to the next level, contributing to their businesses being more sustainable. It acts very much as a 'business leaders' group, setting examples for each other and providing support with both professional and personal challenges. It has a very strong 'corporate social responsibility' ethos and is a 'good practice' exemplar. With regards to the Manufacturing Connectivity Centre, there has been no further activity generated to date by SEMMA since the completion of the feasibility study by Bremer & Co. The report's findings are yet to be discussed with a cross-section of local manufacturers. SEBN is continuing to work with SEMMA to explore options to utilise the balance of funding held by them.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

<i>A city that supports the economic contribution, strength and diversity of its industries</i>		
Action	2018-19 End of Year Summary	Status
Develop an Activity Centre's investment prospectus	Development Victoria has completed a new prospectus document for the central Dandenong 7Ha acquisition precinct. Council is reviewing prospectus' prepared by other local government authorities and discussing with the authorities the success or otherwise of the documents with a view to prepare an Activity Centre prospectus.	
Publish four editions of 'Talking Business' Magazine and relevant e-newsletters	'Talking Business' has been consistently delivered each quarter, seeking to capture all of the latest happenings in CGD as well as the innovative practices of our local businesses.	
Deliver a minimum of eight events as part of a small business workshop series	This program has seen a strong shift towards participants seeking targeted workshops. A total of 12 workshops were implemented (excluding Food Enterprise workshops). As a result, 160 people have benefited from this training. In person training continues to be a challenge but does not equal a lack of interest. EDU now highlights webinars in the 'Talking Business' monthly e-newsletter to cater for those unable to attend in-person training. Whilst it is too early to determine if this initiative is a success, we believe it is a positive step towards a well-rounded program. Additionally, the Small Business Mentoring Services voucher program is now offered to all workshop attendees. Of the four workshops this was promoted to, four have been redeemed. Feedback has been positive with participants finding it a highly valuable experience. The EDU will continue collaborating with internal business units, extend the current initiatives and explore new avenues to strengthen the business program in 2019-20.	
Deliver a minimum of five food manufacturers collaborative network events	In the last fiscal year six workshops were delivered to the industry. These workshops were shared with neighbouring Councils, three were held off site, which some of our businesses attended.	
Host the annual Real Estate and Developer Forum	Due to illness the guest speaker was unable to attend and the forum has been postponed until September 2019.	

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

A city where business and community work together

Action	2018-19 End of Year Summary	Status
Deliver a development program for social enterprises	Past programs were reviewed and a Social Enterprise Program has been developed and is currently being implemented.	
Finalise bid for A-League team in the South-East and progress the development of a stadium proposal	The Team 11 bid to enter the A League in 2019-20 was finalised and the Board was advised on 18 December that they were unsuccessful.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*A great place for business*

Action	2018-19 End of Year Summary	Status
Hold at least one industry golf day event to raise funds in support of local charities	Celebration of the tenth Anniversary of the CGD-Industry 'Take a Swing for Charity' golf day took place at Huntingdale in February 2019. The primary charity recipient for this year was Wallara with a percentage of funds raised to be provided to the GD Community Aid consortium. The amount raised this year takes the total over 10 years to more than \$400,000 for local charities.	
Monitor and report the number of network activities conducted with a target of 50	Over the past 12 months, SEBN has maintained its core network groups including Manufacturing Leadership (2), SEQN (Quality); Women in Business; Manufacturing Xcellence; Workplace Health & Safety; and Developing Young Leaders. These seven regular networks have been complemented by a range of specialised workshops and events with local, international delegates and speakers and organisations such as Bosch and Toyota (which included a special activity for not-for-profits), and the introduction of a new quarterly CEO series. CEO Mentoring and Future of Manufacturing groups have also been facilitated. A total of 72 network sessions/activities/events were conducted. A further 30 sessions plus 88 mentoring sessions have been delivered for the Ignite Greater Dandenong Start-up program.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Provide activities that encourage opportunities for women and promote women in business	Social media, Making your Mark on the World, Job Crafting and Leadership have been the focus areas for this year's women in business activities. Showcasing events included the CEO of Zoos Victoria who provided an unusual and enthralling exploration of leadership and its many forms and provided some unique insights for the 50+ participants, and the annual International Women's Day event held by SEBN in partnership with the Greater Dandenong Chamber of Commerce. In addition to regular activities, including our Developing Young Leaders network, those wishing to explore opportunities and/or start their own business is being supported through a number of initiatives that SEBN is working on. These include our own Ignite Greater Dandenong, LaunchMe (through the CR project) and the Brotherhood's 'Stepping Stones' program. A more relaxed Women In Business (WIB) Christmas special was also held as a celebration to wrap up the year. New activities and initiatives are being explored for 2019-20.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)***A resilient employment hub***

Action	2018-19 End of Year Summary	Status
Deliver a key event for secondary school students that promotes diversity of career opportunities	The annual SEBN/SELLEN 'Lunch with the Winners' was held at Springvale Town Hall on 4 September. Hosted by Glenn Manton, more than 210 local secondary school students, teachers and local business sponsors came together and were both fascinated and inspired by the diversity of the career journeys of three young and local 'winners' and a keynote presentation by Yong Deng. This event is a popular 'must attend' in the calendar of many local secondary colleges. The 2019 Event is scheduled to be held on 3 September.	
Lead the Community Revitalisation Employment Project incorporating the One Per Cent initiative	The Community Revitalisation project, initiated by the Greater Dandenong Regional Employment Taskforce (GDRET) and managed by SEBN has delivered a range of initiatives designed to increase the work readiness of local jobseekers (including People Seeking Asylum) and connect them to local employment opportunities. Whilst due to conclude in June 2019 the project has received further funding which will enable it to continue to June 2020. The project has delivered outcomes and insights that will inform further activities to embed learnings and benefits for both jobseekers and local business. Prototyping of a more targeted approach to the One Per Cent campaign proved successful and will be implemented on a quarterly basis over the coming year.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*A tourist destination attracting new visitors*

Action	2018-19 End of Year Summary	Status
Host 15 cultural and food tours across Dandenong and Springvale	A total of 15 tours were conducted during the year including scheduled and group booking tours.	
Implement a visitor attraction marketing program to attract visitors and keep local residents aware of activities and events	Famil food and cultural tours for accommodation venues have been held, which were well attended. For the first time CGD tourism operators are collaborating on events and sharing information and are stocking each other's marketing collateral at their venues. The Greater Dandenong Council News magazine regularly featured tourism activities and social media outlets are being used to continue promoting tours to the local community.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)**Strategic Objective 6: An open and effective Council*****A Council connected with the community, providing an effective voice on their behalf***

Action	2018-19 End of Year Summary	Status
Achieve an index score of 62 or higher for community consultation and advocacy (Community Satisfaction Survey)	The Community Satisfaction Survey results were received on 6 June and Council received a result of 62 for this performance measure. This result was two points above Council's 2018 result, four points above the metropolitan average and six points above the state-wide average.	
Maintain a detailed advocacy register on Council's website and prepare an updated Advocacy document for distribution to local Members of Parliament	A very detailed advocacy register is available on Council's website, which is checked and updated at least monthly. There were regular updates to this throughout the year, with key issues including information about the State Resolution Support Services (SRSS) campaign which involves a number of Councils across Victoria and New South Wales; advocacy to the State Government for improvements to various roads; safer school crossings; homelessness; and kindergarten funding. The annual advocacy document was produced and distributed to all candidates prior to the May federal election.	
Facilitate Community Forums as requested by Councillors	Two forums were held at the request of Councillors.	
Grow Council's social media following by ten per cent from a base figure of 17,000	Total yearly growth (Facebook, Twitter, Instagram, YouTube and LinkedIn CGD Official Channels combined) = 13.2% Facebook – Total growth = 8.6 % Twitter – Total growth = 3.4% Instagram – Total growth = 13.6% YouTube – Total growth = 0% LinkedIn – Total growth = 24%	
Review and update the Community Engagement Framework	A comprehensive review and update of the Community Engagement Framework is now complete, and the final designed document is ready to release.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)***A well-managed and high performing Council***

Action	2018-19 End of Year Summary	Status
Maintain all public registers required in accordance with the Local Government Act and associated regulations	All registers are regularly monitored and maintained.	
Manage the effective leasing of Council's commercial property portfolio including seeking new lease opportunities for spaces which are currently vacant	New lease opportunities for vacant spaces were sought and all lettable properties are now occupied.	
Enhance the Pulse corporate reporting and risk management system across Council for improved performance reporting, risk identification and mitigation	PULSE has been implemented corporately, and quarterly reporting to the Audit Committee has been refined. The use of existing databases and internal training to improve risk and incident reporting in operational areas will be an element of the revised Risk Management Strategy 2019-22.	
Ensure Local Government Act general compliance across the organisation through the ongoing management of the legislative compliance system	This legislative compliance program is monitored and maintained as resources permit.	
Review and update the Audit Advisory Committee Charter based on new responsibilities contained in the Local Government Act	The proposed changes put forward in the Local Government Bill 2018 have been supplemented by the Local Government Bill 2019 which has been distributed sector wide by the new Minister for Local Government for consultation. The new legislation has not yet been presented to Parliament. This action will be rolled over to the new reporting period.	
Develop a Revenue and Rating Strategy in line with the requirements of the new Local Government Act	This action aligns with the Government's intention to introduce the Local Government Bill 2019 into Parliament later this year. Additionally, the rating provisions will remain in the Local Government Act 1989 until the rating system review finalises its recommendations to the Government in May 2020. This ensures that any changes made to the rating system address the findings of the review. The outcome of these key actions is expected to impact the development of Council's Rating and Revenue Strategy - expected to progress further in the 2019-20 financial year.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Liaise with the Valuer General to ensure the smooth introduction of centralised valuations and undertake annual rate modelling based on revaluations	Final valuation figures have been used for rate modelling and final certification has been received. Timelines around the future provision of valuation data from the Valuer General however remains a concern.	
Maintain sound financial practices by completion of the Annual Financial Statements for the year ended 30 June 2018 and receive full audit clearance by the legislated time frame of 30 September (including compliance with the Model Financial Report)	Audit clearance on the 2017-18 Financial Statements was received in September from the Victorian Auditor General.	
Review the Long Term Financial Strategy and seek Council adoption of the revised framework in line with the new requirements of the Local Government Act	The 2020-24 Long Term Financial Strategy (LTFS) was approved by Council on 11 June 2019. The new requirements of the Local Government Act have not yet been released - this part of the action will continue in 2019-20.	
Complete a Workforce Management Plan in line with the requirements of the new Local Government Act	The review of the LGA is now back on the State Government agenda and will be presented into Parliament some time in 2019. It is anticipated that once passed the revised bill will be implemented over a two-year period. Work will be undertaken in the first instance on seeking examples of Workforce Management Plans to ensure Council is prepared for the when the revised Local Government Act and associated regulations are implemented.	
Complete the development of a CEO remuneration policy as required under the new Local Government Act	The review of the LGA is now back on the State Government agenda and will be presented to Parliament some time in 2019. It is anticipated that once passed the revised bill will be implemented over a two-year period. Work will be undertaken in the first instance on seeking examples of remuneration policies to ensure Council is prepared for the when the revised Local Government Act and associated regulations are implemented.	
Achieve an index score of 76 or higher for customer satisfaction (Community Satisfaction Survey)	The Community Satisfaction Survey results were received on 6 June and Council received a result of 74 for this indicator. This was an improvement of three points on the 2018 result and is three points above the state-wide average.	

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

An innovative and technologically connected Council

Action	2018-19 End of Year Summary	Status
Complete a redevelopment of Council's intranet and commence redevelopment of the corporate website	Stages one and two of the website and intranet redevelopment project were completed. This included a full tender process, appointment of the successful contractor, project planning and identifying key deliverables as part of a comprehensive brief. The full rebuild of both sites is now underway and expected to take most of the coming 12 months to complete and launch.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Continue to develop on-line digital forms to supplement current manual processes and promote these products to the community	The following forms have been completed: • Separation Checklist for Managers • Position Title Change • New Vendor Application • Higher Duties • Positions Requiring EMT Approval • Operating Carry over request • Study Leave • Public Exhibition Submissions • Sustainability Awards Entry Form • Crimcheck evidence • LTFS request • Summer Reading Club • Real Estate Agents Advertising Permits • Purchasing Card New/Cancellation • Decommission PC's • RSVP White Ribbon Event • Mid-Year Budget Review	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Continue to implement the Digital Strategy and publish to the community the outcomes achieved against the prior year	Implementation of the Digital Strategy continued throughout the year. The website redevelopment project is a huge component of this work and will provide a significant step forward in the digital transformation of Council. As part of this project all online content is being thoroughly reviewed and a number of innovations will be introduced with the needs of residents and businesses in mind. An update on outcomes achieved against the Digital Strategy was published and another will be available early in 2019-20.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)*Decision making which is transparent and accountable*

Action	2018-19 End of Year Summary	Status
Achieve an index score of 61 or higher for Making decisions in the interest of the community (Community Satisfaction Survey)	The Community Satisfaction Survey results were received on 6 June and Council achieved a result of 61 for this performance measure. This result is one point above the metropolitan average and six points above the state-wide average.	
Review the Council Plan 2017-21 and develop the Annual Plan 2019-20	The draft Council Plan 2017-21 (Revised 2019) and Annual Plan 2019-20 were placed on public exhibition from 26 April until 24 May. One submission was received for these documents, and four were received for Council's draft Budget 2019-20. The Council Plan 2017-21 (Revised 2019) and Annual Plan 2019-20 were adopted formally by Council on Tuesday 12 June and are now available on Council's website.	
Undertake community consultation for the Annual Budget 2019-20	Council's budget consultation was conducted in October 2018 and the draft budget was placed on public exhibition for further comment from 26 April to 24 May. Four submissions were received and three community members spoke at the Submissions Hearing in support of their ideas. All participants in the consultation process have been contacted and individual responses have been provided regarding their ideas and Council's adopted Budget 2019-20.	
Commence planning preparations for the 2020 Council election including the potential need to conduct an electoral review of Council's ward structure depending on the final requirements of the new Local Government Act	The VEC will produce its final report and outcome of this Electoral Representation Review on 9 October 2019.	
Develop a Transparency Policy in line with the requirements of the new Local Government Act	The proposed changes put forward in the Local Government Bill 2018 have been supplemented by the Local Government Bill 2019 which has been distributed sector wide by the new Minister for Local Government for consultation. The new legislation has not yet been presented to Parliament. This action will be rolled over to the new reporting period.	

ORDINARY COUNCIL MEETING - AGENDA

2.5.1 Council Performance Report End of Year 2018-19 (Cont.)

Action	2018-19 End of Year Summary	Status
Develop and provide guidance to Council on the implementation of the new conflict of interest framework within the new Local Government Act	The proposed changes put forward in the Local Government Bill 2018 have been supplemented by the Local Government Bill 2019 which has been distributed sector wide by the new Minister for Local Government for consultation. The new legislation not yet been presented to Parliament. This action will be rolled over to the new reporting period.	
Develop in conjunction with Council governance rules to define the meeting procedure regulations for Council in line with the requirements of the new Local Government Act	The proposed changes put forward in the Local Government Bill 2018 have been supplemented by the Local Government Bill 2019 which has been distributed sector wide by the new Minister for Local Government for consultation. The new legislation has not yet been presented to Parliament. This action will be rolled over to the new reporting period.	
Produce and adopt the Annual Budget by 30 June 2019 in line with the new requirements of the Local Government Act	The 2019-20 Budget was adopted by Council on 11 June 2019.	

2.6 OTHER

2.6.1 Minutes of Positive Ageing Advisory Committee Meeting - 13 June 2019

File Id:

Responsible Officer:

Director Community Services

Attachments:

Minutes of Positive Ageing Advisory Committee
Meeting on 13 June 2019

Report Summary

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution was in relation to allowing interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

Recommendation Summary

This report recommends that the Minutes of the Positive Ageing Advisory Committee meeting provided in Attachment to this report be noted and endorsed by Council.

2.6.1 Minutes of Positive Ageing Advisory Committee Meeting - 13 June 2019 (Cont.)

Background

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Statutory Meeting and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for noting and endorsing.

As such, the Minutes are provided as attachment to this report.

Proposal

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Cultural Diversity* – Model multicultural community
- *Lifecycle and Social Support* – The generations supported

Opportunity

- *Education, Learning and Information* – Knowledge
- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

People

- A creative city that respects and embraces diversity

Opportunity

- An open and effective Council

2.6.1 Minutes of Positive Ageing Advisory Committee Meeting - 13 June 2019 (Cont.)

Victorian Charter of Human Rights and Responsibilities

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to its contents.

Financial Implications

There are no financial implications associated with this report.

Consultation

Advisory Committees and Reference Groups have been advised of the need to submit minutes of meetings to Council for noting and endorsement.

Recommendation

That Council notes and endorses the Minutes of meeting for the Positive Ageing Advisory Committee as provided in Attachment No.1 to this report.

2.6.1 Minutes of Positive Ageing Advisory Committee Meeting - 13 June 2019 (Cont.)

OTHER

**MINUTES OF POSITIVE AGEING ADVISORY COMMITTEE
MEETING**

ATTACHMENT 1

**POSITIVE AGEING ADVISORY
COMMITTEE MEETING ON 13 JUNE
2019**

PAGES 4 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

ORDINARY COUNCIL MEETING - AGENDA

2.6.1 Minutes of Positive Ageing Advisory Committee Meeting - 13 June 2019 (Cont.)

Advisory Committee or Reference Group Name: Positive Ageing Advisory Committee

Date of Meeting: 13 June 2019

Time of Meeting: 1.30 – 3.30pm

Meeting Location: Community Care Office, 383-385 Springvale Road, Springvale

Attendees:

Committee: Julie Klok (Chair), Shirley Constantine, Milena France, Christine Green, Morrie Hartman, Antoine (Claude) Joseph, Merle Mitchell, Erica Moulang

Councillors:

Council Officers: Mandy Gatliff, Jayne Kierce, Tracey Macleod, Dianne Hebard (minute taker)

Apologies:

Carol Drummond, Cr Roz Blades, Cr Maria Sampey

Minutes:

Item No.	Item	Action	Action By
1.	Welcome and Introductions - Welcome from the Chair - Apologies noted		
2.	Previous Minutes & Business Arising - Draft May minutes were accepted - moved Milena France and seconded Morrie Hartman - Aged Care Navigator Program: - copies of the final brochure were handed out - coordinator has resigned and Council of the Ageing (COTA) is recruiting a replacement - Meeting has been held with stakeholders re evaluation of the program - PAAC Meeting length - Committee agreed to extend the meeting to two hours where needed, ie 1.30pm to 3.30pm - Seniors Festival: - U3A will add a BBQ to the program - A Committee member suggested Council get in touch with tennis and other clubs for a "come and try" activity to add to the program	Note meeting time revised to 1.30pm to 3.30pm Suggestion to be tabled at Seniors Festival Planning Committee	All Positive Ageing Team Leader
3.	Aquatic Strategy Consultation Council's Community and Social Infrastructure Strategic Planner presented on the Aquatic Strategy Consultation. It was an update on the strategy that was first put out to community		

ORDINARY COUNCIL MEETING - AGENDA

2.6.1 Minutes of Positive Ageing Advisory Committee Meeting - 13 June 2019 (Cont.)

	consultation 18 months ago. Discussion was held around various points and queries that were raised by the Committee. These included: pool lengths, warm water, current participation numbers, tickets and maximising times, accessibility people on the autism spectrum having access to a quiet space, cradle lift and change facilities, location of the new Dandenong aquatic centre and expected opening date of 2023. Also discussed was noise, parking, accommodation for different cultural needs and confirmation that Council will be able to utilise some State Government funding. The Committee was provided with brochures on the Strategy and a survey form and asked to provide feedback. A Committee member asked about waiting periods to join a hydro class. Discussed that there are various programs, some run by third parties. Council officers will make enquires and get back to the Committee member.	Provide feedback on strategy Enquire about hydro classes	PAAC Committee Positive Ageing Team Leader
4.	Open Space Strategy Council's Team Leader Strategic Planning presented on Council's Open Space Strategy. It is being reviewed as the population and demographics of the municipality is changing. Pamphlets and brochures, including a short survey on Open Space were distributed. The Committee was asked to circulate them to friends and networks, for feedback. For example, what sort of paths are preferred by older people – concrete or crushed gravel. The Committee was asked to feed back any issues they come across with open spaces. A link to the Strategy and survey will be sent by email to the Committee. The discussion paper and current strategy are on the website.	Provide input on the consultation Send link to Strategy	PAAC Committee Positive Ageing Team Leader
5.	Aged Care Quality Standards - The new Aged Care Quality Standards will apply to all aged care providers in Victoria – residential, in home care etc. Council officer will email a link to the Standards website. - Council is notifying all its clients (in eight available languages) about the Charter of Aged Care Standards. The statement is signed by the provider and can be signed and returned by clients if they wish. - The Standards commence 1 July 2019 - Providers can be audited from 1 July 2019 on the new standards.	Send link to Aged Care Quality Standards website	Positive Ageing Team Leader

ORDINARY COUNCIL MEETING - AGENDA

2.6.1 Minutes of Positive Ageing Advisory Committee Meeting - 13 June 2019 (Cont.)

6.	Positive Ageing Strategy 2017-25 - 2018 Update Continued Coordinator Community Access continued presenting on the Positive Ageing Strategy Actions, seeking input from the Committee. An updated version of the Strategy will be sent out to the Committee once all the changes have been discussed. Several of the objectives of the Positive Ageing Strategy were discussed. The committee provided input on the actions of the strategy, which will be incorporated into the action plan for the report to Council. Items discussed included: • social connection programs • physical wellbeing for older people • promotion of activities and programs • clubs and groups in the municipality • involvement in the workplace for older people It was agreed that the remaining objectives would be discussed at the next meeting.	Send updated version of strategy to PAAC Continued discussion at July meeting	Coordinator Community Access Coordinator Community Access
7.	Other Business • Aged Care Navigator Program – A Committee member has had to withdraw as a representative and another has offered to take it up instead.	Update invite list for representation on the committee	Coordinator Community Access
8.	Meeting closed 3.30pm		

2.6.2 Leave of Absence - Chief Executive Officer

File Id:

Responsible Officer:

Director Corporate Services

Report Summary

Greater Dandenong City Council's Chief Executive Officer (CEO) John Bennie requests a Leave of Absence to take annual leave for the period Friday 20 September to Tuesday 22 October 2019 (inclusive). This Leave of Absence will require Council endorsement of two acting CEOs to cover the period of absence until the CEO's return on Wednesday 23 October 2019.

Recommendation Summary

This report recommends that Council notes that the CEO will be on annual leave from 20 September to 22 October 2019 and endorses the nominees to act in the CEO's position until the CEO returns to work on 23 October 2019.

2.6.2 Leave of Absence - Chief Executive Officer (Cont.)

Background

For this period of leave, a formal resolution is recommended to note and endorse authority to an acting CEO. For the period proposed, the CEO has assessed the availability and Directorate workload of the Executive Management Team and recommends that two directors share the responsibility of acting CEO over this time.

Proposal

It is proposed that Jody Bosman acts in the position of CEO from Friday 20 September to Sunday 6 October 2019 and Paul Kearsley acts in the position of CEO from Monday 7 to Tuesday 22 October 2019.

Financial Implications

There are no financial implications associated with this report.

Conclusion

The delegation of powers, duties and functions from Council to the Chief Executive Officer on 9 October 2006 provides the schedule under which the CEO may act. This delegation also extends to any member of staff holding, acting in or performing the position of Chief Executive Officer, so a further delegation is not required. It is however, important that Council notes the requested leave and endorses the recommendation made in this report.

Recommendation

That Council:

1. **notes the Chief Executive Officer, John Bennie, will be taking annual leave from 20 September to 22 October 2019 (inclusive) returning on 23 October 2019; and**
2. **endorses Jody Bosman acting in the position of Chief Executive Officer from Friday 20 September to Sunday 6 October 2019 (inclusive) and Paul Kearsley acting in the position of Chief Executive Officer from Monday 7 to Tuesday 22 October 2019 inclusive.**

2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 5 August 2019

File Id: fA25545

Responsible Officer: Director Corporate Services

Report Summary

As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions & Pre-Council Meetings (other than those matters designated to be of a confidential nature) are reported on at ordinary Council meetings.

The matters listed in this report were presented to Councillor Briefing Sessions & Pre-Council Meetings in August 2019.

Recommendation Summary

This report recommends that the information contained within it be received and noted.

2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 5 August 2019 (Cont.)**Matters Presented for Discussion**

Item		Councillor Briefing Session/Pre-Council Meeting
1	<i>Community Support Grants Policy Review</i> Councillor feedback was sought on the final outcomes of the policy review with a view to presenting a report to a future Council meeting.	<i>5 August 2019</i>
2	<i>Keysborough Community Services Hub Update</i> Councillors were updated on the acquisition of land for the proposed Keysborough South Community Hub.	<i>5 August 2019</i>
3	<i>Future of the Yarraman Site (Confidential)</i>	<i>5 August 2019</i>
4	<i>Traffic Management Processes</i> Councillors were provided with an update and summary of the two of Councils programs for traffic management infrastructure; Local Area Traffic Management (LATM) Programs and Active Transport Infrastructure Programs.	<i>5 August 2019</i>
5	<i>Coomoora Road Springvale School Site Redevelopment</i> Officers updated Councillors on the current status of the application by Development Victoria to develop the former school site. Development Victoria has made changes to its original application and officers outlined what those changes entail. It was agreed to put the revised Plan out to Public Exhibition.	<i>5 August 2019</i>
6	<i>General Discussion</i> Councillors and Council officers briefly discussed the following topics: a) Update on the progress of the strategic south-east advanced waste processing business case timeline. b) Recent incident involving local two local football (soccer) clubs. c) Victorian Government's Chain of Parks scheme. d) Format of the proposed night market at Dandenong Market.	<i>5 August 2019</i>

ORDINARY COUNCIL MEETING - AGENDA

2.6.3 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 5 August 2019 (Cont.)

	e) Possible rebate schemes for pensioners for solar power in 2019-2020. f) Agenda items for the Council Meeting of 12 August 2019.	
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Apologies

- Councillor Angela Long and Councillor Jim Memeti submitted apologies for the Councillor Briefing Session on 5 August 2019.

Recommendation**That:**

1. the information contained in this report be received and noted; and
2. the information discussed at the above listed Councillor Briefing Sessions that was declared confidential in Item 3 by the Chief Executive Officer under Sections 77 and 89 of the *Local Government Act 1989* remain confidential until further advisement unless that information forms the subject of a subsequent Council report.

2.6.4 Cycling in the South East Region

File Id:

Responsible Officer:

Director Community Services

This item lapsed at Council's Ordinary meeting of 12 August 2019 (voting on the item was overlooked). It is now tabled again for Council's consideration.

Report Summary

This report provides an overview of work undertaken in relation to the development of cycling infrastructure to accommodate the needs of sports cycling in Greater Dandenong, as well as the South East region of Melbourne.

Following Council's decision to remove the Parkfield Reserve cycling track, investigation and planning has been undertaken to identify the need for additional cycling infrastructure to facilitate the sport.

Recommendation Summary

This report recommends that Council continue discussions around future planning and development of cycling, both in Greater Dandenong Council and in a regional capacity. Council will partner with neighbouring councils and Cycling Victoria (CV), given the unique focus cycling has across Victoria and Australia as a sport, whilst supporting the Noble Park Dandenong Cycling Club (NPDCC).

2.6.4 Cycling in the South East Region (Cont.)

Background

Council, at its meeting on 10 December 2018 resolved in part as follows:

Part B

1. Engage with neighbouring councils and other agencies to investigate and advocate for the development of a regional velodrome or appropriately designed cycle track to accommodate the needs of sports cycling in the south-east region.
2. Report back to Council by 30 June 2019 on their investigations and advocacy as detailed in No.1 above.

Based on the 2019 Sport and Active Recreation participation survey, cycling participation rates have shown a significant decline since 2015 from a 15% participation rate to 8%. 13% of cycling participants in City of Greater Dandenong (CGD) do so in an organised activity compared to 87% of cycling participants engaging in a non-organised activity/casual purpose.

Investigations and meetings have occurred with Cycling Victoria, Bicycle Network (BN), NPDCC, Parks and Leisure Australia (PLA), neighbouring municipalities, Sport and Recreation Victoria (SRV) and residents, seeking evidence and data to determine if there is a need to invest in a new regional or community cycling facility.

Council conducted a Regional Cycling forum on Tuesday 21 May 2019 with neighbouring councils (Kingston, Frankston, Casey and Whitehorse City Councils), CV and BN to discuss current and future needs of cycling as a sport, as a recreational activity and as a transport method in the South East.

The CGD forum identified low interest in cycling as a sport, as well as minimal evidence from CV to plan for future development and needs of the sport, both in this region and across Victoria.

Subsequently, PLA (Victoria/Tasmania) in partnership with Casey City Council coordinated an additional regional forum which was attended by a number of Shires and Councils from across Victoria. Discussion was again around the future planning of sports cycling.

The agenda for the forum included PLA (Victoria/Tasmania), CV (presenting the same information as per the CGD forum in May), the City of Greater Geelong, the City of Ballarat, the Southern Masters Cycling Club and additional contractors speaking on recent projects specific to cyclocross, pump BMX and criterium tracks built across Australia.

Proposal

From the consultation to date, and from the two forums Council proposes to:

- Continue discussions with neighbouring councils and SRV for a South East Regional Cycling Strategy for competition or criterium track facilities. A meeting with neighbouring Councils will occur again in September 2019.
- Continue working with NPDCC to facilitate short-term opportunities whilst the regional working group undertakes additional investigations into the long-term options for CGD.

2.6.4 Cycling in the South East Region (Cont.)

Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

Community Plan 'Imagine 2030'

People

- *Pride* – Best place best people
- *Outdoor Activity and Sports* – Recreation for everyone

Place

- *Safety in Streets and Places* – Feeling and being safe
- *Travel and Transport* – Easy to get around

Opportunity

- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by the Council* – The leading Council

Council Plan 2017-2021

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

People

- A vibrant, connected and safe community

Place

- A healthy, liveable and sustainable city
- A city planned for the future

Opportunity

- A diverse and growing economy

The strategies and plans that contribute to these outcomes are as follows:

- Greater Dandenong Cycling Strategy 2017-24
- Community Wellbeing Plan 2017-21
- Greater Dandenong Community Safety Plan 2015-22
- Activate Sport and Active Recreation Strategy 2014-19

2.6.4 Cycling in the South East Region (Cont.)

Related Council Policies

Greater Dandenong Cycling Strategy 2017-24

Victorian Charter of Human Rights and Responsibilities

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to its contents.

Financial Implications

Should a proposed Regional Cycling Strategy in partnership with neighbouring councils and SRV proceed, this is likely to cost \$60,000, with 50% funding from SRV and the remaining 50% from neighbouring Councils.

Subject to a successful application, funding from SRV would be available in the 2020-21 financial year, and the project would be completed by April 2021.

Consultation

Through investigating the need for the development of a regional velodrome or appropriately designed cycle track to accommodate the needs of sports cycling in the South East region, Council has undertaken consultation activities including the Greater Dandenong regional forum and subsequent to this, participated in a PLA (Victoria/Tasmania members) coordinated forum. Council has also conducted meetings with community groups, neighbouring councils and external stakeholders including:

- Cycling Victoria
- Bicycle Network
- Parks and Leisure Australia
- Kingston City Council
- Frankston City Council
- Casey City Council
- Whitehorse City Council
- Yarra Ranges Shire Council
- Noble Park Dandenong Cycling Club
- Sport and Recreation Victoria

Conclusion

A Regional working group will be established to develop a Regional Cycling Strategy to assist in identifying the cycling infrastructure required to facilitate the future needs of sports cycling. This will also aim to create greater opportunities between councils and their communities in the South East region of Melbourne, at a competition or social level for cycling. Council will support the NPDCC with their establishment and short-term options.

2.6.4 Cycling in the South East Region (Cont.)

Recommendation

- 1. That Council grants approval to proceed with discussions in September 2019 with neighbouring Councils in the region for a South East Regional Cycling Strategy for competition or criterium track facilities: and**
- 2. that based on the outcome of discussions with neighbouring Councils, funding will be sought from SRV to undertake a Strategy noting this funding would be available in the 2009-21 financial year; and, the project would be completed by April 2021.**

2.6.5 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 5-16 August 2019

Report Summary

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 5-16 August 2019.

Recommendation

That the listed items provided in Attachment 1 for the period 5-16 August 2019 be received and noted.

2.6.5 List of Registered Correspondence to Mayor and Councillors (Cont.)

OTHER

**LIST OF REGISTERED CORRESPONDENCE TO
MAYOR AND COUNCILLORS**

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
5-16 AUGUST 2019**

PAGES 3 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

ORDINARY COUNCIL MEETING - AGENDA

2.6.5 List of Registered Correspondence to Mayor and Councillors (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 05/08/19 & 16/08/19 - for officer action - total = 4

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A letter from a Dandenong Oasis user advising that they have initiated a petition to secure a 50m pool for Dandenong Oasis (and objecting to a 25m pool). NB: this was received by several Councillors and will be considered with all survey responses received in response to the Dandenong Oasis Feasibility Study.	06-Aug-19	07-Aug-19	FA170625	Community & Social Infrastructure
A letter of concern from Keysborough residents (x2) regarding how Council is preserving its historical buildings of significance in the face of redevelopment.	06-Aug-19	08-Aug-19	FA170730	CPDA
A petition calling for a new collaborative consultation approach to the WJ Turner Reserve Masterplan. (This was received by a Councillor directly and requested to be included in this report.)	12-Aug-19	12-Aug-19		CPDA
A request from a resident for a broader consultation approach in regards to the Barry Powell Masterplan. (This was received by a Councillor directly and requested to be included in this report.)	18-Aug-19	18-Aug-19		CPDA

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.

ORDINARY COUNCIL MEETING - AGENDA

2.6.5 List of Registered Correspondence to Mayor and Councillors (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 05/08/19 & 16/08/19 - for information only - total = 2

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
Invitation to Southern Region Mayors from the Minister for Suburban Development to meet at Parliament House on 13 August 2019 regarding the Metropolitan Partnerships Program.	05-Aug-19	08-Aug-19	A5994326	Mayor & Councillors EA
Letter from the Minister for Water encouraging Council to continue working with Melbourne Water regarding the land at 38-48 Dalgety Street, Dandenong.	14-Aug-19	16-Aug-19	A6016458	Mayor & Councillors EA

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.

3 NOTICES OF MOTION

A notice of motion is a notice setting out the text of a motion proposed to be moved at the next relevant meeting. It must be in writing, signed by a Councillor, and be lodged with the Chief Executive Officer in sufficient time for him or her to give each Councillor at least 72 hours notice of such notice.

The guidelines for submitting a notice of motion to a Council meeting are included in the current Meeting Procedure Local Law.

4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

At each Ordinary Meeting of Council all Councillors will have the opportunity to speak for exactly four (4) minutes on any meetings, conferences or events they have recently attended.

If a Councillor chooses to speak, the name of the conference/event and the Councillor will be noted in the Minutes for that meeting. If a Councillor requires additional information on the conference/event to be listed in the Minutes, they must submit it in writing to a Member of Governance by 9am the day following the meeting.

Question time is provided to enable Councillors to address questions to the Administration. The guidelines for asking questions at a Council meeting are included in the current Meeting Procedure Local Law.

5 QUESTION TIME - PUBLIC

Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the councillors and/or officers of the City of Greater Dandenong.

Questions from the Gallery

1. Members of the public may submit questions from the gallery by completing a '*Ask a Question at a Council meeting*' form available at Council meetings and at www.greaterdandenong.com under Council - Council Meetings. Questions are limited to a maximum of three (3) questions per individual and a maximum of 300 words per question including the preamble.

2. Questions will be read aloud and in most cases an answer will be given on the spot. However, sometimes a councillor/officer may indicate that they require further time to research an answer. In this case the answer will be made in writing to the person who asked the question and may also appear in the Question Time Responses section at www.greaterdandenong.com under Council - Council Meetings.

3. Questions will be answered unless the Chairperson and/or Chief Executive Officer has determined that the relevant question relates to:

- personnel matters,
- the personal hardship of any resident or ratepayers,
- industrial matters,
- contractual matters,
- proposed developments,
- legal advice,
- matters affecting the security of Council property,
- any other matter which Council considers would prejudice the Council or any person,
- a matter which may disadvantage Council or any person,
- a matter in respect of which Council has no power to act,
- a question that is defamatory, indecent, abusive or objectionable in language or substance and is asked to embarrass a Councillor or Council officer,
- a question that is repetitive of a question already answered (whether at the same or an earlier meeting).

No debate or discussion of a question or an answer shall be permitted other than for the purposes of clarification.

Every question will receive a written reply, even if it is answered at the meeting.

6 URGENT BUSINESS

No business may be admitted as urgent business unless it:

- a. Relates to or arises out of a matter which has arisen since distribution of the Agenda.
- b. Cannot safely or conveniently be deferred until the next ordinary meeting and unless agreed to by a majority of those Councillors present at the meeting.